



17 The Moorings, St. Dogmaels – SA43 3LJ

£219,000 Freehold

A well presented two bedroom semi detached bungalow situated within walking distance of the Teifi estuary in the beautiful village of St. Dogmaels, just a short distance from the beach at Poppit Sands and the market town of Cardigan. The accommodation comprises: Kitchen, Living Room, Inner Hall, Two Bedrooms and a Bathroom.

Externally, there is Parking and Good Sized Gardens. No FORWARD CHAIN.

Council Tax band: C

Tenure: Freehold



Kitchen

Having a range of wall and base units with worktop surfaces over, stainless steel sink unit with mixer tap over, uPVC double glazed windows, radiator, Worcester boiler, tiled floor, uPVC door.

Living Room

Wood effect laminate flooring, radiator, uPVC double glazed window.

Hallway

Wood effect laminate flooring, loft hatch, doors to:-

Bedroom One

Wood effect laminate flooring, radiator, uPVC double glazed window and sliding door to rear garden.

Bedroom Two

Wood effect laminate flooring, radiator, uPVC double glazed window, fitted units.

Bathroom

Bath with shower over, WC, hand wash basin, towel rail, tiled floor, uPVC double glazed window.

Garage

Up-and-over door, personnel door, window.





Utilities and Services

Heating Source: Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band C What3Words: ///unfounded.recitals.performs

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.8mbps upload and 6mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

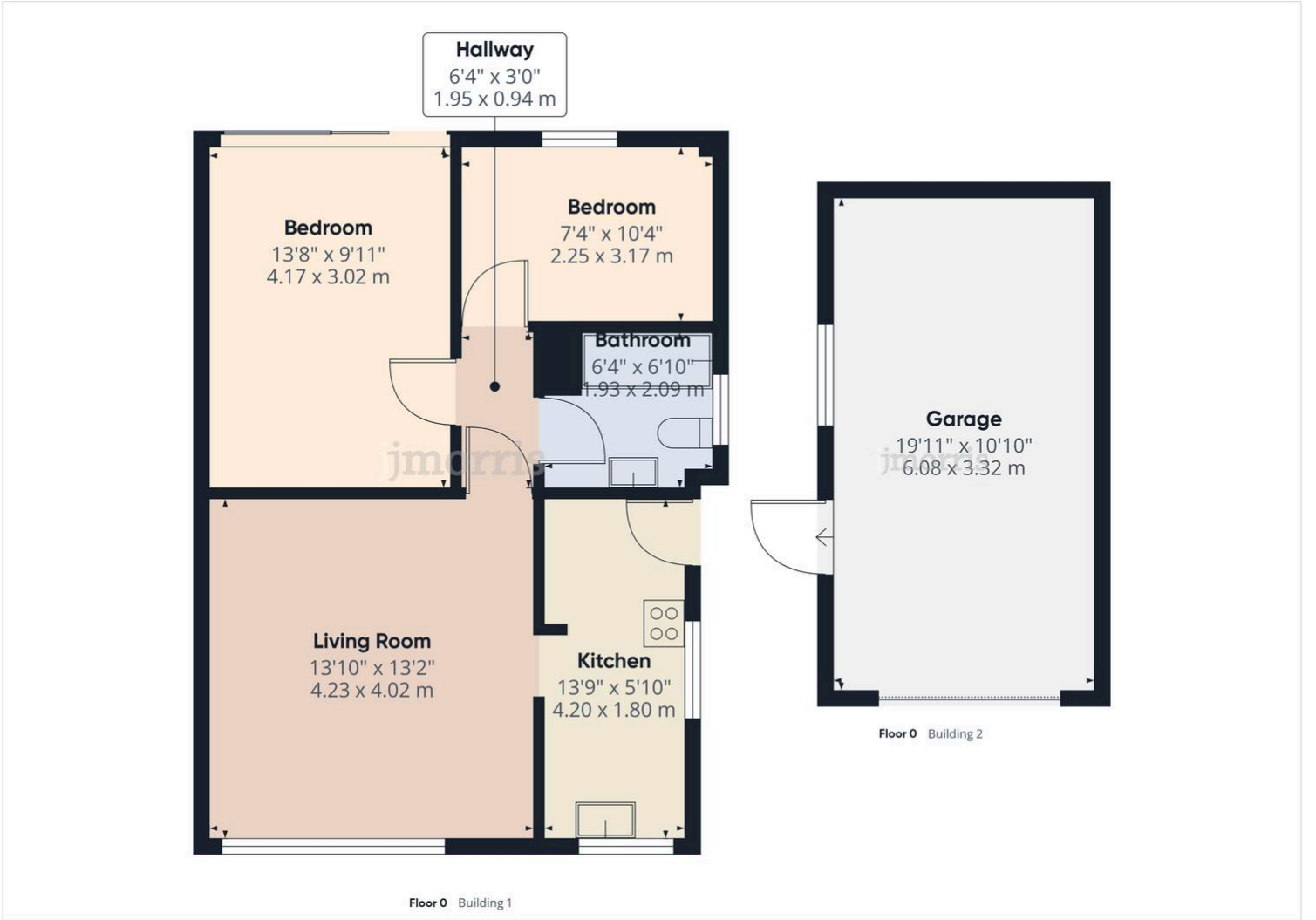
Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE - Good outdoor Three - Good outdoor O2 - Good outdoor Vodafone. - Good outdoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



GARDEN

Tarmac driveway, lawned area to the rear.



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