

Tivy House Feidr Fawr, St. Dogmaels, SA43 3EU

£309,950

A Three Bedroom Detached Cottage in the favored coastal village of St. Dogmaels with accommodation comprising: Vestibule, Sitting Room, Inner Hall, Living Room and Kitchen. To the first floor there are Three Bedrooms and a Family Bathroom. Externally there is a good sized garden to the side, which enjoys estuary views.

Composite door to:-

Vestibule

Tiled floor, door to:-

Sitting Room



Upvc double glazed window, radiator, tiled floor, coved ceiling.

Inner Hall

Stairs rising off, large under stairs storage area, doors to:-

Living Room



Wood effect flooring, Upvc double glazed window to the front, coved ceiling, dado rail, radiator, wood burning stove set on a slate hearth.

Kitchen



Having a range of wall and base units with work top surfaces, stainless steel sink unit and drainer, space for fridge/freezer, tiled floor, void and plumbing for washing machine, heated towel rail, recessed spotlights.

FIRST FLOOR

Landing

Loft access with pull down ladder giving access to a usable loft space and providing potential for conversion, subject to consent. Doors to:-

Bedroom



Exposed beams, Upvc double glazed window, radiator.

Bedroom



Exposed beams, stone wall, radiator, Upvc double glazed window.

Bedroom

Upvc double glazed window, exposed beams and stone wall, radiator.

Bathroom



Three piece white suite with panel bath and shower over, low flush WC, basin set in vanity, tiled walls, extractor fan, heated towel rail, spot lights, storage cupboard, Upvc double glazed window.

Outside



Immediately to the rear is a concrete area which extends to the side of the property, giving access to the front. Steps lead up to the lawned garden with decking area, block built storage shed. Views over countryside and estuary.

Services, etc.

Services - Mains water, electricity, gas and drainage. Gas central heating.

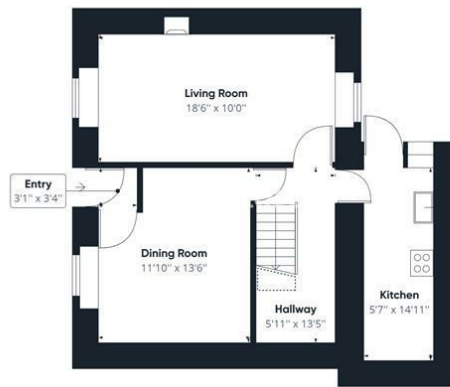
Local Authority - Pembrokeshire County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion

What3Words - ///units.regrowth.makeup

Floor Plan

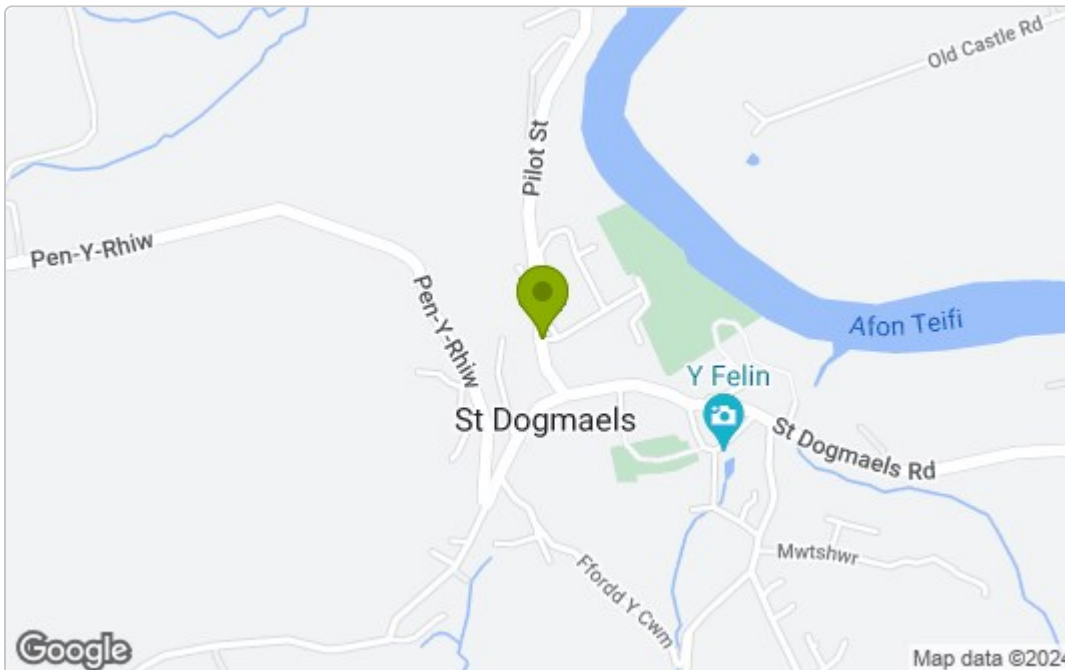


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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