



Dunkeld Church Street, St. Dogmaels, SA43 3EB

£295,000

An exciting opportunity to purchase a Two Bedroom Detached Bungalow situated on a level plot, with a gently sloping driveway within the heart of the favoured village of St. Dogmaels with views to the rear over St. Thomas's Church. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Dining/Sun Room, Utility Room, W.C. Two Bedrooms and a Shower Room. Externally, there is Parking and Gardens to the Front and Rear. The property benefits from uPVC double glazing and gas central heating, with no forward chain, viewing is highly recommended.

Covered Porch

Upvc double glazed door with glazed side panel to:-

Hall



Wood effect flooring, radiator, loft access, doors to:-

Living Room



Upvc double glazed window to the front, wall lights, wood effect flooring, coved ceiling, gas fire.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl stainless steel sink unit, four ring gas hob with stainless steel splashback and extractor fan over, eye level double oven, integrated dishwasher, tile effect laminate flooring, radiator, opening to:-

Dining/Sun Room



Upvc double glazed window to three sides, Upvc double glazed door to the rear garden, tiled floor, radiator.

Utility Room



Void and plumbing for washing machine, space for tumble dryer, void for fridge & freezer, storage cupboards, Upvc double glazed door to front and rear, recess spotlights, tiled floor. Door to:-

WC



Low flush WC, corner washbasin, Upvc double glazed window.

Returning to the main hall, doors lead to:-

Bedroom One



Upvc double glazed window to the front, radiator, wood effect flooring, built-in storage cupboard.

Bedroom Two



Upvc double glazed window to the rear, radiator, cupboard housing Worcester combi boiler. Airing cupboard with slated shelving and radiator.

Shower Room



Walk in shower unit with mains shower curved screen and drying area, sink with vanity unit below, w.c. with enclosed cistern, tiled walls, extractor fan, radiator.

Externally



Tarmac driveway providing off road parking with lawned garden. Gated side access leads to the rear garden which is predominately laid to lawn with patio, timber shed, enclosed by stone walls.

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.

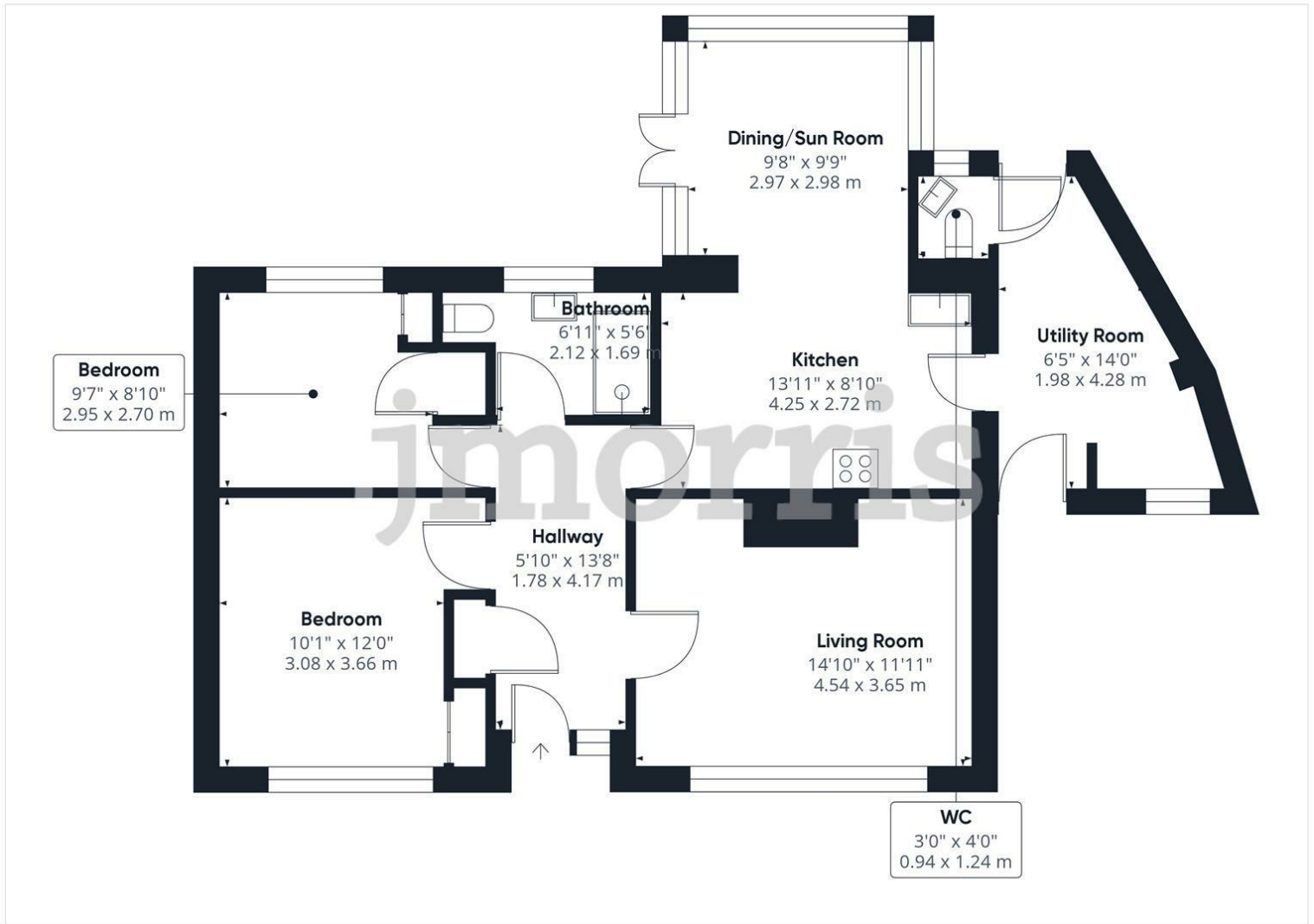
What3Words - ///fight.synthetic.sharpened

Anti Money Laundering & Ability To Purchase

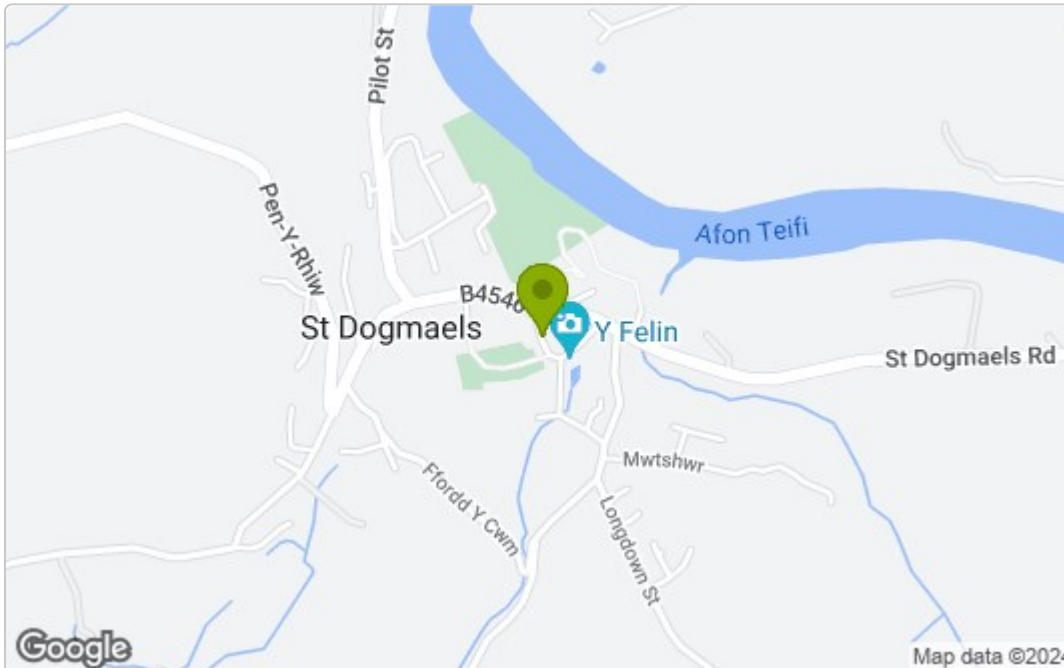
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

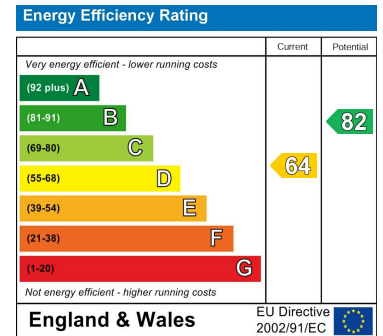
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.