



Dan Y Bryn Cwmdegwel, St. Dogmaels, SA43 3JH

£199,950

An attractive and traditional stone cottage situated in the popular coastal village of St Dogmaels enjoying a lovely

position a little way out of the village centre along a quiet country road with accommodation comprising: Living/Dining Room, Kitchen, Landing, Two Bedrooms and a Family Bathroom. Externally the property benefits from a garden to the front with seating area and an 'off lying' garden area with parking and timber shed.

St Dogmaels is within easy driving distance of the nearby sandy beach at Poppit and also the neighbouring town of Cardigan which has a large selection of shops and amenities. St Dogmaels boasts an old Abbey with cafe/information centre, convenience store, places to eat and drink and primary schooling. The Pembrokeshire and Ceredigion coastlines are within a few miles well known for their spectacular scenery and is a draw for locals and tourists alike to enjoy.

Glazed wooden door to:-

Living/Dining Room



Two windows to the front, exposed beams, log burning stove with wooden mangle over, slate hearth, wooden flooring, stairs rising off, two radiators, under stairs cupboard. Steps lead up to:-

Kitchen



Range of wall and base units, worktop surface, stainless steel sink and drainer unit, electric oven, four ring gas hob with extractor fan over, void and plumbing for washing machine, exposed beams, space for fridge/freezer, tiled floor, doors to rear and front.

FIRST FLOOR

Landing



Window to the rear, wooden flooring. Doors to:-

Bedroom One



Storage cupboards, window to the front, radiator, exposed wooden flooring.

Bedroom Two



Window to the front, radiator, exposed floorboards, vaulted ceiling.

Bathroom



Panel bath, low flush WC, pedestal wash basin, heated towel rail, window to the front.

Externally



The property benefits from an enclosed front garden with gravelled area and raised patio. To the rear there is a pathway which leads to an attached shed. Off lying from the property is a garden and parking area with gated access and timber shed.

Utilities & Services

Heating Source: Gas central heating

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

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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 1mbps upload and 13mbps download and Superfast 20mbps upload and 76mbps 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 Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

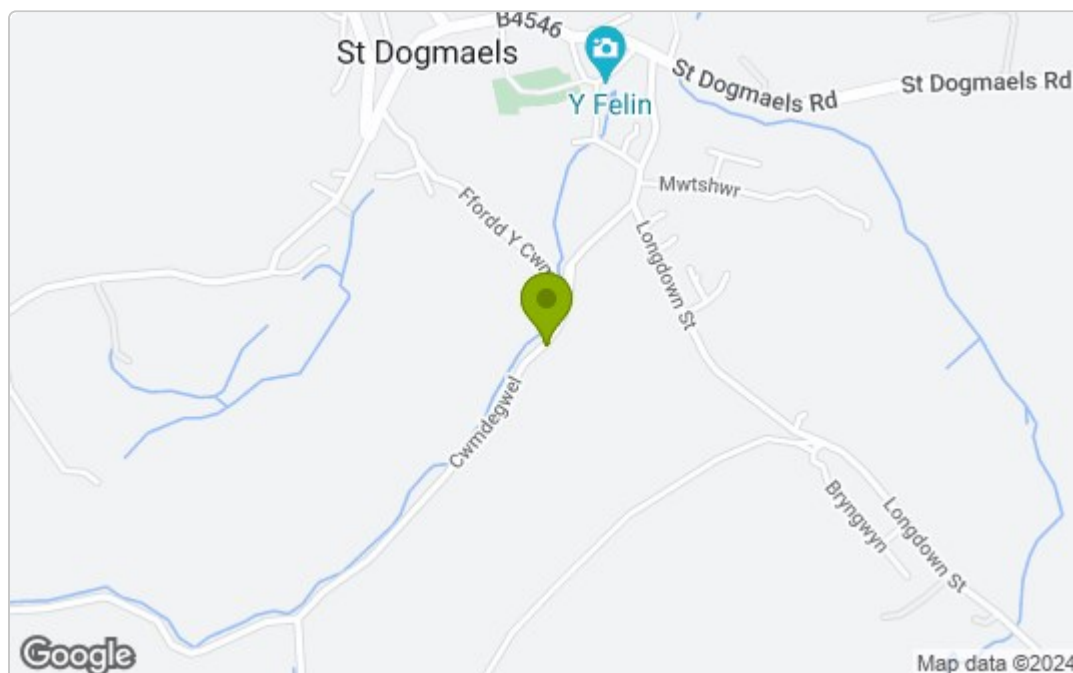
Vodafone. Voice - Yes & Data - Yes

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.

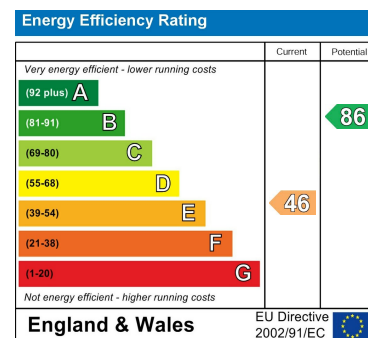
Floor Plan



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.