



32 Maeshyfyd, St. Dogmaels, SA43 3ES

**£179,950**

A three bedroom mid-terraced house which has recently undergone a scheme of improvement including rewiring, plastering, new kitchen and bathroom, making it an ideal property to move straight into. The accommodation comprises: hall, living/dining room, kitchen, side passage, rear lobby, w.c. Landing, three bedrooms and a bathroom. There are gardens to the front and rear with off road parking.

As a former Local Authority property occupation is limited to parties residing in the general locality, basically the former county of Dyfed.



## Entrance Hall



Stairs rising off to first floor, radiator, door to:-

## Living/Dining Room



Two large Upvc windows, radiators, wood effect flooring.

## Modern Kitchen



Newly fitted, modern kitchen having a range of wall and base units with worktop surface, tiled splash back, stainless steel sink unit, electric oven, gas hob with splash back and extractor fan over, under stairs storage, pantry/storage. Wood effect flooring and uPVC double glazed window.

## Side Passage



With access to the front and rear, providing passage through and an ideal place for storing bikes etc. Doors to Kitchen and:-

## Rear Porch



Downstairs toilet, built-in storage.

## FIRST FLOOR

### Landing



Loft access. Doors to:

### Bedroom One



Large Upvc window, radiator, built-in storage.

### Bedroom Two



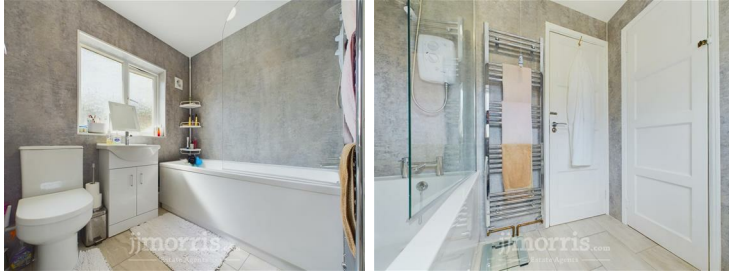
Two Upvc windows, radiator, built-in storage and boiler.

### Bedroom Three



Large Upvc window, radiator, built-in storage.

### Family Bathroom



Toilet, wash hand basin with unit, bath, electric shower, Upvc window, radiator, towel rail, tiled flooring, built-in storage.

### Externally



Gated access to parking area, lawn to the front and rear, patio area, concrete path, greenhouse, wooden shed.

### Utilities & Services

Heating Source: Gas central heating.

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

OCCUPANCY RESTRICTIONS As a former Local Authority

property occupation is limited to parties residing in the general locality, basically the former county of Dyfed.

### 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 0.9mbps upload and 9mbps 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 Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

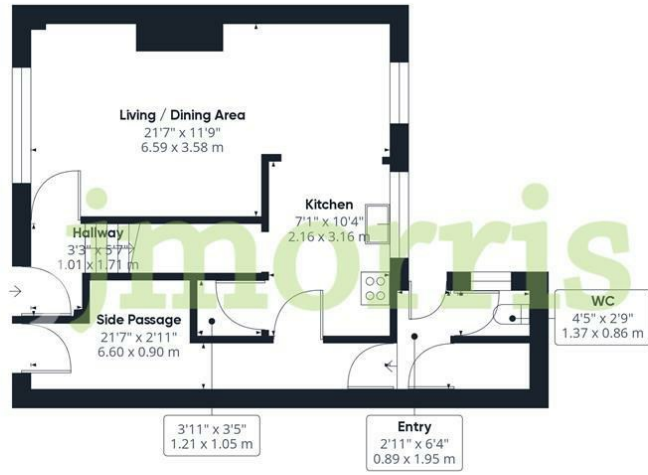
O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

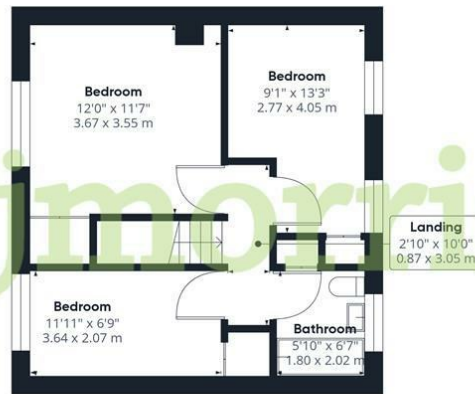
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



## Floor Plan



Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

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

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.

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