



jjmorris.com



Yr Athref Mwtshwr, St. Dogmaels

£295,000 Freehold

Detached Split Level Bungalow • Three Bedrooms • Popular Village Location

Contact Cardigan Office

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Porch

uPVC sliding door, tiled floor, glazed window, door to:-

Hallway

Radiator, coved ceiling, door to:-

Store Room

Boiler, doors to:-

WC

Hand wash basin with tiled splash back, WC, window.

Living Room

uPVC double glazed windows, fireplace with slate hearth and stone surround, radiators, archway to:-

Dining Room

Radiator, uPVC double glazed window, door to:-

Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit, tiled splashback, storage cupboard, coved ceiling, radiator, tiled floor, door to:-

Front Entrance

Tiled floor, uPVC double glazed windows and door, radiators, door to:-

Sitting Room

Radiator, uPVC sliding door to rear patio.





Bedroom One

Radiator, fitted cupboard, uPVC double glazed window.

Bedroom Two

Radiator, uPVC double glazed window.

Bedroom Three

Radiator, storage cupboard, uPVC double glazed window.

Bathroom

Shower, bath, hand wash basin, WC, tiled floor, airing cupboard, tiled walls, radiator, uPVC window.

Utilities & Services

Heating Source: Oil 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:

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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 75mbps 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 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

The property has private parking to the front with access to the porch and garage. Small lawned area to the front with path leading round to the front entrance, To the rear of the property there is a patio area as well as another lawned area.



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