

Attention 1st Time Buyers! Convenient 2 Bedroom Semi-Detached house. Popular Estuary Village of St Dogmaels, North Pembrokeshire.



3 Maes Y Dre, St Dogmaels, Cardigan, Pembrokeshire. SA43 3LD.

£170,000

R/4177/ID

**** Attention 1st Time Buyers! ** Comfortable 2 bedroom semi detached house ** Popular coastal village of St Dogmaels ** Double glazing ** Mains gas central heating ** Private parking for 2 cars ** Views over the Estuary ** Spacious rear garden ** Outbuilding ** Worthy of early inspection ** Local occupancy restriction ****

The property comprises of - Ent Hall, Front Lounge, kitchen/dining room. First floor - 2 double bedrooms, bathroom.

The property is situated within the riverside coastal settlement of St Dogmaels on the banks of the river Teifi. A close walking distance of multiple features, services and facilities including the Registered Former Abbey and its award winning centre and market place, village shop and post office, public houses, fish and chip shop, riverside walkways and paths. The village has close links to the All Wales coastal path which leads into the Pembrokeshire Coast national park. Cardigan town centre is some 5 minutes drive/ 10 mins walk offering a wider range of national and local facilities, primary and secondary school, Sixth Form College, Supermarket, Doctors Surgery, local hospital, Cinema and Theatre complex. Public houses, cafes, restaurants and places of worship.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Please Note -

The property is subject to a local occupancy restriction which states you must lived or worked in the old county of Dyfed within the last 3 years.

Side Entrance Hall

15' 0" x 3' 0" (4.57m x 0.91m) via half glazed uPVC door to side, stairs leading to 1st floor, laminate flooring.



Front Lounge

13' 1" x 12' 5" (3.99m x 3.78m) with open fire place and tiled surround, tiled hearth, double glazed window to front, central heating radiator, wood effect laminate flooring, TV point, door into -



Kitchen/Dining Room

9' 5" x 16' 5" (2.87m x 5.00m) with a range of fitted base and wall cupboard units with Formica working surfaces above, stainless steel drainer sink with hot and cold taps, point for electric cooker, plumbing for automatic washing machine, wood effect laminate flooring, ATAG gas fired boiler, outlet for tumble dryer, 2 double glazed windows to rear, door into -





First floor

Central landing

7' 2" x 7' 0" (2.18m x 2.13m) via recently carpeted stairway from first floor.

Front Principal Bedroom 1

15' 2" x 12' 0" (4.62m x 3.66m) with double glazed window to front, central heating radiator, built in cupboard and separate airing cupboard with central heating radiator.



Rear Entrance

5' 0" x 3' 0" (1.52m x 0.91m) via half glazed uPVC door, tiled flooring, door into under stair cupboard.



Rear Double Bedroom 2

8' 9" x 10' 7" (2.67m x 3.23m) with double glazed window to rear with lovely views over the estuary, central heating radiator.



Bathroom

7' 4" x 5' 7" (2.24m x 1.70m) a 3 piece white suite comprising of a panelled bath with hot and cold taps, MIRA eclectic shower above, low level flush WC, pedestal wash hand basin, frosted window to rear, half tiled walls, laminate flooring, central heating radiator, hatch to loft.



Externally

To the front

The property benefits from private parking for 2 cars. Access path laid to slabs leading down the side. External WC.





To the rear

To the rear is a spacious garden area mostly laid to lawn. Mature hedgerows and fencing to boundary creating a pleasant enclosed area. Block build outhouse.



MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised the property benefits from mains water, electricity and drainage. Bottled gas heating.

Tenure - Freehold

Council tax band - C

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: F (21)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

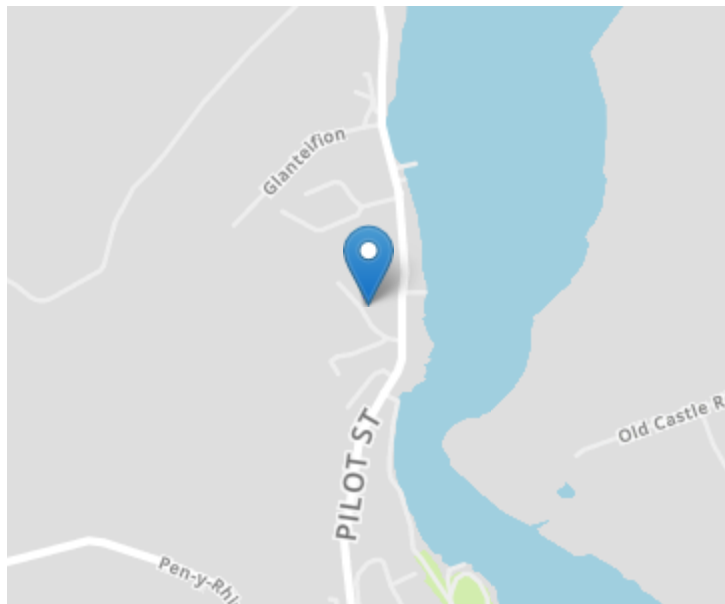
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Reaching the village of St Dogmaels from Cardigan. Drive through the village and follow the road into the centre of the village. At the village centre follow the road to the right/ turn right onto the B4546 sign posted Poppit Sands. Follow this road for approximately 0.25 mile passing the first junction on the left. follow along this road until you come to the next left junction leading to Maes y Dre. Continue on this road and the property can be found as the third property on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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