

*Attention 1st Time Buyers / Attention Investors! Refurbished 2 bed cottage. St Dogmaels village centre - Pembrokeshire - West Wales.*



**2 Baptist Street, St Dogmaels, Cardigan, Pembrokeshire. SA43 3EN.**

**£165,000**

**Ref 4216/RD**

**\*\*Attention 1st time buyer / Attention Investors ! \*\*Ideal property to get onto the housing ladder\*\*Refurbished 2 bed cottage\*\*New Kitchen\*\*New Bathroom\*\*Recently re-decorated\*\*New mains Gas connection\*\*Cosy 2 bed cottage set within a large plot\*\*Views along the Teifi estuary\*\*An unique opportunity to the marketplace - Not to be missed\*\***

The property is situated within the popular coastal village of St Dogmaels on the banks of the river Teifi. The village offers a good level of local amenities and services including primary school, village shops, post office, local cafes, bars, restaurants and take aways. Access to the estuary and the nearby Poppit sands. The nearby town of Cardigan is within a 5 minutes drive of the property with its wider range of local amenities and services including 6th form college, secondary school, cinema, community hospital, employment opportunities, retail parks and supermarkets, traditional high street offerings and is within a close proximity to the Pembrokeshire coast national park.



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## GROUND FLOOR

### Entrance

Painted stable door access into -

### Lounge



14' 2" x 14' 6" (4.32m x 4.42m) with window to front, tiled flooring, log burner, electric socket, heater, alcove shelving, open plan into -

### Kitchen

8' 2" x 5' 6" (2.49m x 1.68m) with a range of base units with stainless steel sink with mixer tap, rear window and door to garden, multiple sockets, cooker point, tiled flooring.





## Bathroom



4' 2" x 6' 8" (1.27m x 2.03m) recently installed modern bathroom suite including 1200mm wide shower unit, w.c. single wash hand basin and vanity unit, heated towel rail, rear window, tiled flooring.

## FIRST FLOOR

### Open Landing



Into -

### Bedroom 1

14' 3" x 14' 3" (4.34m x 4.34m) a double bedroom with exposed A frames to ceiling, 2 x velux roof lights. Window to front, exposed timber flooring, heater, multiple sockets.



### Bedroom 2

6' 9" x 12' 3" (2.06m x 3.73m) a double bedroom, windows to rear garden, heater, multiple sockets.





**EXTERNALLY**

To the front



The property is approached from the adjoining footpath to the front of the property.

To the Rear



Lower rear court yard being a sun trap with sun light for most of the day.

**Rear Outbuilding**



Of stone construction and converted into a utility space with plumbing for washing machine and additional appliance space.

Steps up to -



## Garden



Currently laid to lawn with mature planting to borders and enjoying a wonderful outlook towards Cardigan town centre and down the estuary towards Gwbert and Poppit.

## TENURE

The property is of Freehold Tenure.

## MONEY LAUNDERING

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 electricity, water and drainage. Mains Gas connection available.

Council Tax Band B - (Pembrokeshire County Council).



### Directions

From St Dogmaels village centre and the high street, head south onto Tan Y Rhis, passing the chapel on your right hand side and continue for approximately 50 yards and as you rise up the hill, there is a footpath access opposite Fountain House, walk along this footpath taking the right hand turning and No 2 is located directly in front of you with a red door.

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

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