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RICS



Since 1989

A substantial 3 bed dwelling, St Dogmaels - West Wales.



1 Glamorgan Terrace, Mwtshwr, St Dogmaels, Cardigan, Pembrokeshire. SA43 3HZ.

Ref R/2612/RD

£225,000

****Substantial 3 Bed Semi Detached Dwelling**Village Centre Location**Attractive Views over the village**Excellent 1st time buyer or investment opportunity**Private Rear Garden**Large Kitchen and Living Space**Character features throughout**Sought after location****

The property is situated within the village community of St Dogmaels being within an easy walk of an excellent range of local amenities, only some 2 miles from the town of Cardigan which offers a comprehensive range of shopping facilities including 2 supermarkets and many independent retailers, library, theatre, comprehensive schooling as well as further education college etc. An easy reach of the many popular picturesque sandy beaches and coves along this West Wales Heritage coastline.

GROUND FLOOR

Entrance Hallway

3' 5" x 8' 10" (1.04m x 2.69m) with hardwood door with fan light over, flag stone slate flooring, radiator.



Lounge

16' 2" x 10' 3" (4.93m x 3.12m) into bay window being a good sized family room with log burner and tiled hearth with Oak mantle. Views over the village, multiple sockets, radiator, TV point.



Dining Room



10' 4" x 13' 7" (3.15m x 4.14m) with a flag stone slate flooring, alcove shelving and cupboard base. Place for 6+ persons dining table, radiator, BT point.

Kitchen

10' 1" x 12' 8" (3.07m x 3.86m) a good sized kitchen with a range of base and wall units, integrated Lamona oven and hob with extractor over, tiled splashback, tiled flooring, radiator. Side window overlooking rear forecourt. Washing machine connection. 1½ sink and drainer with mixer tap, tiled worktop.





FIRST FLOOR

Landing

With window to half landing.



Front Bedroom 1



11' 3" x 8' 3" (3.43m x 2.51m) double bedroom, window to front enjoying views over the village, radiator. Multiple sockets.

Front Bedroom 2



11' 2" x 11' 1" (3.40m x 3.38m) a double bedroom, with views over the village, TV point, 2 fitted cupboards, multiple sockets, radiator.

Bathroom

5' 8" x 6' 8" (1.73m x 2.03m) a modern white bathroom with panelled bath and shower over, w.c. single wash hand basin, tiled flooring, rear window.



Study



6' 5" x 9' 8" (1.96m x 2.95m) with rear window, fitted cupboards with new gas combi boiler. Radiator.

Open Stairs up to -

Attic/Loft Space

Split into 2 separate rooms. Previously been used as bedrooms viz -

Room 1

9' 6" x 8' 3" (2.90m x 2.51m) with velux roof light. Electric socket.

Room 2

10' 7" x 13' 11" (3.23m x 4.24m) 2 velux windows, multiple sockets, radiator. Views over the village and river.



EXTERNALLY

To the Front



The property is approached from the adjoining county road to an elevated forecourt. Steps to front door. Side footpath leading to -

To the Rear





Rear forecourt and steps leading to upper garden area mainly laid to lawn.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Gas Central Heating.

Directions

From Cardigan proceed towards St Dogmaels along St Dogmaels road. As you enter into the village passing B V Rees on your right hand side. Take the next immediate left hand turning onto David Street. Proceed along this lane for approximately 200 yards, bearing left onto Mwtshwr. Continue for approximately 50 yards and the property is on the right hand side as identified by the Agents for sale board.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 