



Tregwynt, Moylegrove, SA43 3BS

**£395,000**

Nestled on the outskirts of the charming village of Moylegrove, Near Newport, this delightful detached cottage offers a perfect blend of comfort and coastal living. With two well-appointed bedrooms, this property is ideal for those seeking a tranquil retreat by the sea. The cottage boasts two bathrooms, ensuring convenience for both residents and guests. The interior is designed to create a warm and inviting atmosphere, making it a perfect sanctuary after a day spent exploring the stunning local coastline.

## Porch/Utility



Tiled Floor, UPVC Windows and Door, Built in cupboards.

## Hallway



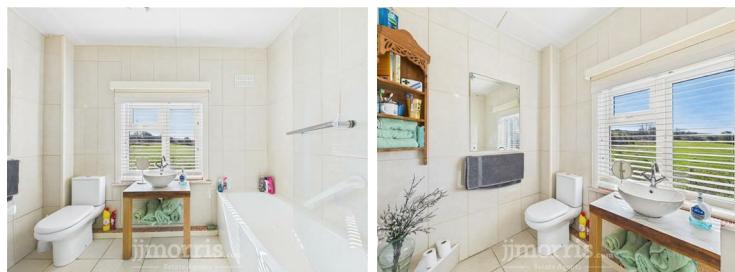
Tiled Floor, Doors to:

## Living Room



Wooden Laminate Flooring, UPVC Windows, Electric Heater, Log Burner with tiled hearth

## Bathroom



Low flush WC, wash basin with storage, panel bath with shower over, heated towel rail, extractor fan. Tiled flooring and walls, UPVC window.

## Kitchen



UPVC Windows, Aga, Sink with Stainless Steel Tap, Range of Work Tops and Cupboards, Tiled Splash Back Walls, Electric Cooker and Hobs.

## Hallway



Compromises of: Wooden Laminate Floor, UPVC Window, Leads to; First Bedroom and Sun Room.

## Bedroom



Wooden Laminate Floor, UPVC Windows, Electric Heater.

## Sun Room



Wooden Flooring, UPVC Windows and Doors.

## Bedroom



Wooden Laminate Floor, Electric Heater, UPVC Window.

## Inner Hallway



Wooden Laminate Flooring, UPVC Window

## WC



Wash Basin, WC, Tiled Floor, Half Tiled Wall

## External



Externally there is a gravel parking area with space for 2 cars with access to the rear garden which has a raised paved patio seating area with views of the sea alongside a lawned garden.

## Utilities & Services

Heating Source: Electric Heaters

Services: Mains Electric:

Oil Aga

Water: Mains

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///scary.gallons.gladiator

## 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 16mbps download and Superfast 5mbps upload and 35 mbps 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 - Likely & Data - Likely

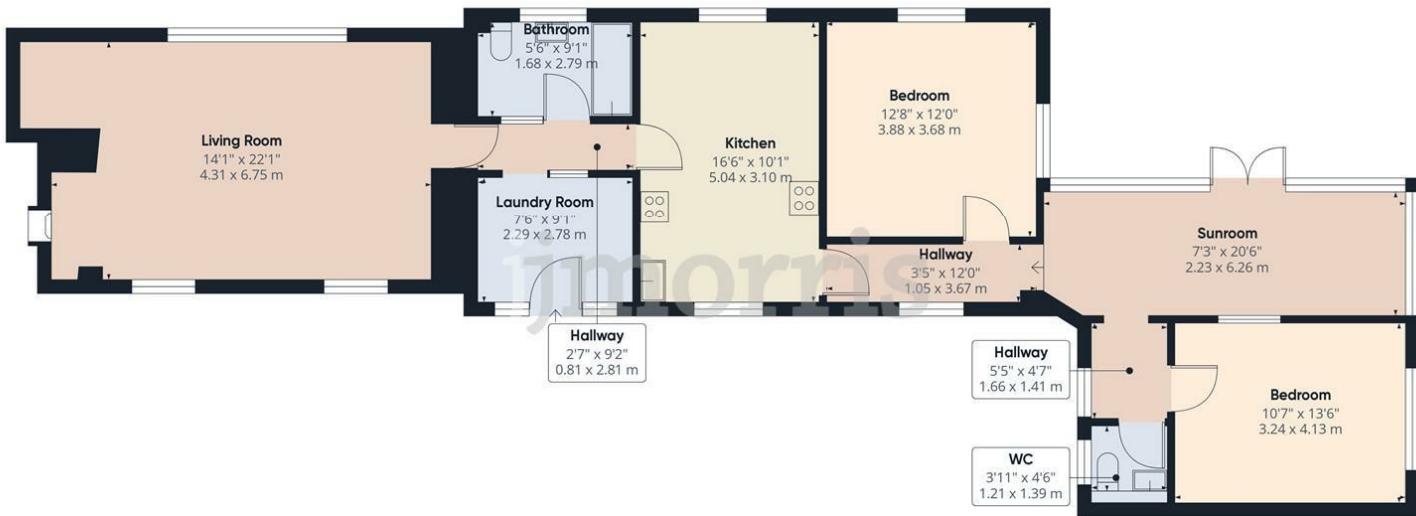
Three Voice - Limited & Data - Limited

O2 Voice - None & Data - None

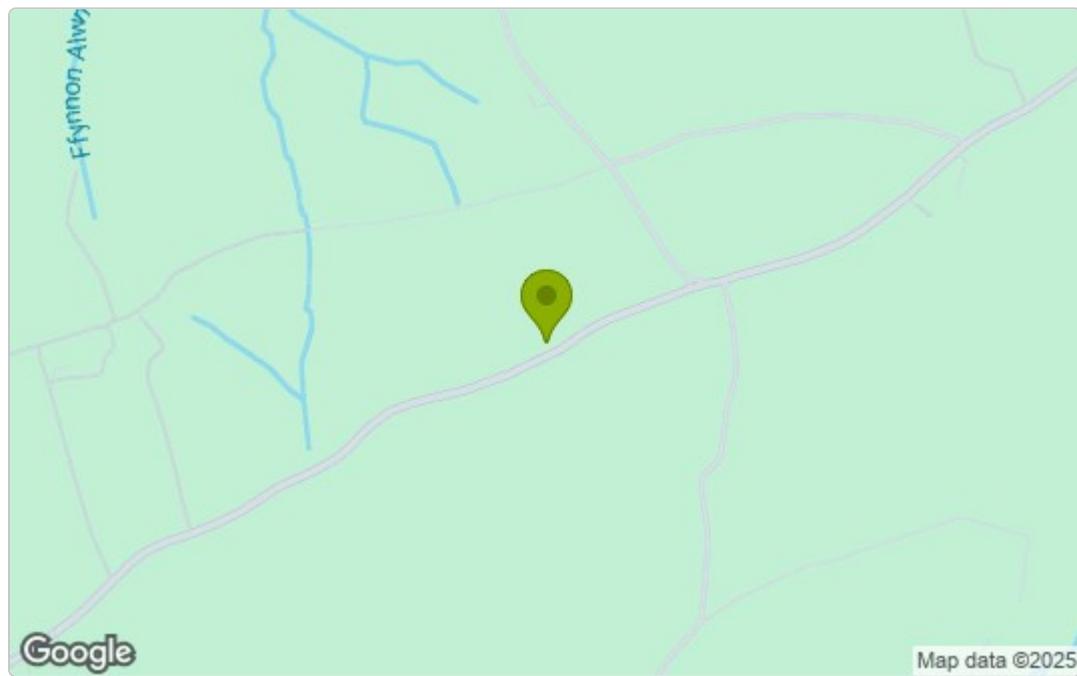
Vodafone. Voice - None & Data - None

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.

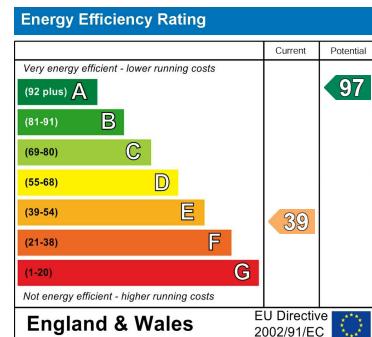
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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