



Dolwen St Dogmaels Road, Cardigan, SA43 3BA

£595,000

An imposing four bedroom detached house situated in a pleasant setting in between St. Dogmaels and the market town of Cardigan, this delightful detached house, built in 1930, offers a perfect blend of character and modern living. With four spacious bedrooms, this property is ideal for families seeking comfort and space. The three well-appointed reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The two bathrooms ensure convenience for all residents, catering to the needs of a busy household. The house retains a sense of its original charm while offering the potential for personalisation to suit your taste.

Set in a desirable location, this home is within easy reach of local amenities, schools, and the stunning Welsh coastline, making it an excellent choice for those who appreciate both convenience and natural beauty.

This property presents a wonderful opportunity to create lasting memories in a home that combines traditional features with the comforts of modern living. Don't miss the chance to make this charming house your new home.

Porch

Tiled Floor, Radiator, UPVC Window, Wooden Panel Walls, Glazed Door to:

Hallway

Parquet Floor, Coved Ceiling, Decorative Panel Walls, Under Stair Storage

Living Room



Wooden Parquet Floor, Coved Ceilings, Decorative Panel Walls, Log burner with Slate Base, Radiator, UPVC Double Glazed Bay Window

Billiard Room



Wooden Parquet Floor, Radiator, UPVC Double Glazed Bay Window, Coved Ceilings, Ornamental Fire Place, Decorative Walls

Dining Room



Wooden Parquet Floor, Coved Ceiling, UPVC Window, Radiator, Ornamental Fire Place

Kitchen



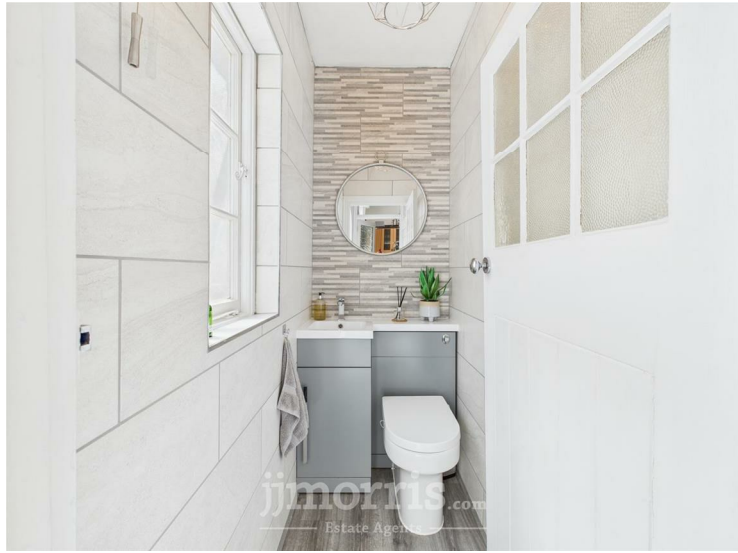
Welsh Slate Floor, Marble Finish Work Tops, Stainless Steel Double Sink, Breakfast Bar, Stained Panel Windows, Range of Wall and Base Units, UPVC Double Glazed Window, Radiator

Rear Porch/Utility



UPVC Double Glazed Conservatory with UPVC Stable Door, Wooden effect Vinyl Floor, Tiled Walls, Electric Heater, Plumbing For Washing Machine.

W.C.



Wooden effect Vinyl Floor, Wash Basin with Under Storage, W.C. Window, Tilled Walls

Landing

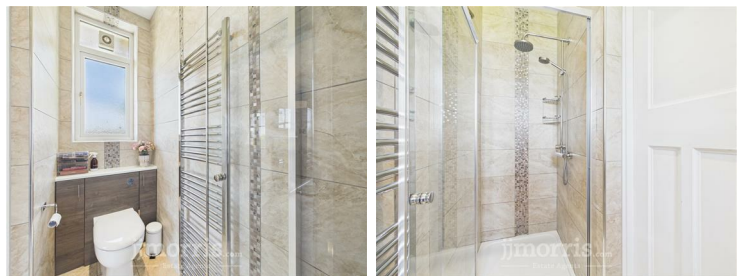
Picture Rails, Loft Access, Glazed Window, Doors to:

Bedroom One



Radiator, UPVC Double Glazed Bay Window, Covered Ceilings, Ornamental Fire Place, Wash Basin, Door To -:

En-Suite



Tiled Floor and Walls, W.C. Shower, UPVC Window.

Bedroom Two



UPVC Double Glazed Bay Window, Ornamental Fire Place, Wash Basin, Radiator

Bedroom Three



Radiator, UPVC Glazed Window

Bedroom Four



Radiator, Ornamental Fire Place, Wash Basin, UPVC Windows

Bathroom



Tiled Floor, Jacuzzi Bath with Shower Over, W.C. Wall hung vanity unit with Wash Basin with Under Storage, Tiled Walls, UPVC Windows, Built in Storage Cupboards, Towel Radiator.

Externally



Double Garage Window

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band F

What3Words: ///scornful.gripes.stint

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 14mbps download and Superfast 8mbps upload and 45mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

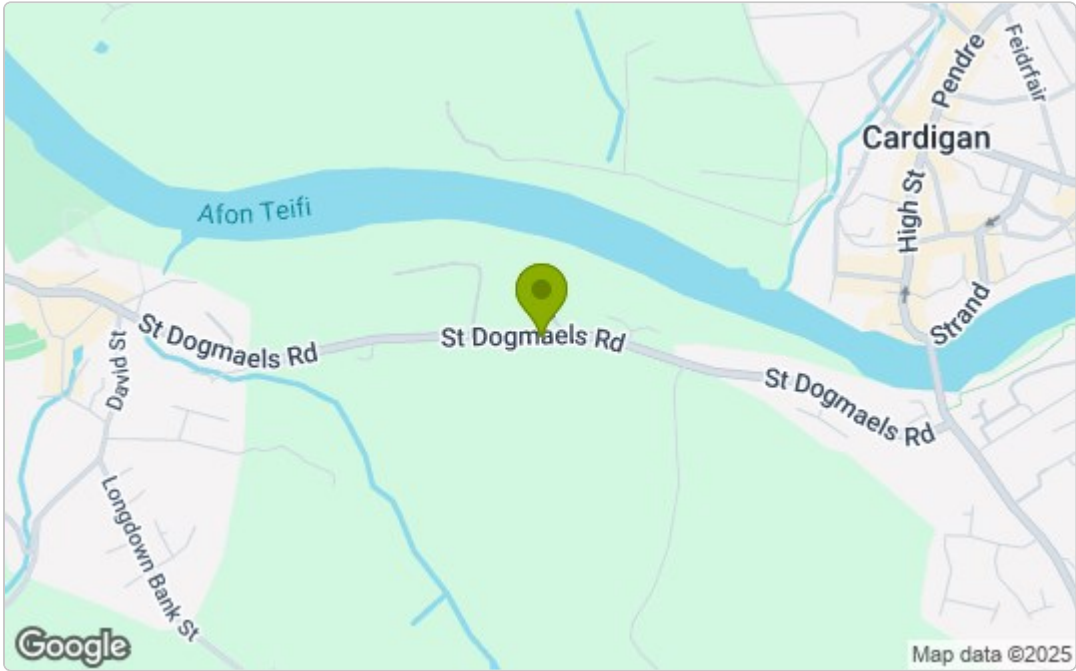
Vodafone. Voice - Likely & Data - Likely

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.

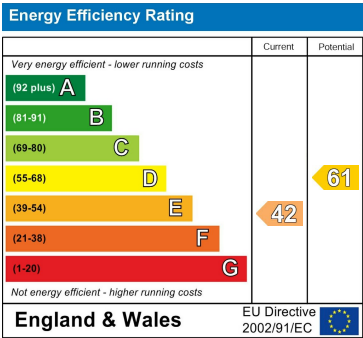
Floor Plan



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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