



3 Brynhyfryd, St. Dogmaels, SA43 3EX

£225,000

A two bedroom cottage with a wealth of original character throughout the property set in an elevated position over looking St. Dogmaels, the river estuary and the countryside beyond. The accommodation comprises: living room with stone tiled flooring and log burning stove, oak kitchen with dining area, laundry room, two bedrooms and a bathroom. To the second floor there is a useful loft room, providing an ideal work space or the potential for a further bedroom (stc) with level access out to the rear garden.

Entrance



Stairs rising up to first floor, under stairs storage with plumbing for washing machine

Living Room



Log burner with slate hearth and feature surround, exposed stone wall, slate flooring, radiator, wooden windows

Kitchen/Dining Room



Having a range of base units with complimentary work top surfaces, Belfast sink with mixer tap over, built in electric oven with gas hob over, part tiled wall, wooden window, integrated dishwasher, integrated fridge, tiled flooring, fire place with feature surround, radiator

Utility



Space for dryer, part wooden panelled walls, Velux window, double French doors to garden, tiled flooring

FIRST FLOOR

Landing



Wooden window, wooden staircase, wooden flooring

Bedroom One



Wooden window, wooden flooring, built in storage, fire place with slate hearth and feature surround, radiator

Bedroom Two



Wooden window, wooden flooring, radiator, steps up to:-

Bathroom



Velux window, low flush toilet, pedestal wash basin, bath with fitted shower, heated towel rack, part tiled walls, wooden flooring

Loft Room



Velux window, wooden window, exposed beams, exposed stone, wooden flooring, door to:-

Externally



To front - lawned seating area

To rear - Steps up to lawned seating area, patio seating area, lawned seating area, access to loft room

Utilities & Services

Heating: Gas central heating.

Services: Mains Electric and Gas

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Rateable Value: £2450

What3words: ///committed.star.thrashed

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 0.9mbps upload and 10mbps download and Superfast 20mbps upload and 80mbps 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 - Limited

Vodafone. Voice - Limited & Data - Limited

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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