



Ardwyn Cwm Degwel, St. Dogmaels, SA43 3JF

£249,950

A well presented Two Bedroom Cottage which has been under the same family ownership since 1849 and has been fully refurbished and modernised in recent years to provide spacious accommodation which briefly comprises: Porch, Living/Dining Room, Modern Kitchen, Landing, Two Bedrooms and a Modern Shower Room. Externally, the property is approached along a path and over a wooden bridge which leads to the front of the property, enjoying far reaching views to the front, the gardens continue below the property and around the side, leading up the hill to the rear, again enjoying far reaching views, with plenty of garden and seating areas along the way.

Hardwood entrance door with glazed panel.

Porch

Wood effect flooring, window, door to:-

Living/Dining Room



Wood effect flooring throughout, multi fuel stove, 2 wall mounted electric heaters, stairs rising off, 2 Upvc double glazed windows, exposed beams.

Kitchen



Having a range of wall and base units, worktop surfaces, 1.5 stainless steel sink unit, electric hob, electric oven, void and plumbing for washing machine and dishwasher, fridge and freezer, electric wall heater, 2 glazed roof windows, Upvc double glazed door, wood effect flooring, spotlights, recessed cupboard.

FIRST FLOOR

Landing



Wood effect flooring, window to the rear, door to:-

Bedroom One



Wood effect flooring, Upvc double glazed window, 2 wall light points, electric wall heater. Original barelled wood clad ceiling.

Bedroom Two



Exposed floorboards, Upvc double glazed window, 2 wall light points, built-in wardrobes. Electric wall heater, original barrelled, wood clad ceiling.

All internal doors are solid oak.

Shower Room



3 piece suite comprising walk-in shower with curved screen and drying area, low flush WC, sink and vanity unit, heated mirror, heated towel rail, tiled floor and walls, extractor fan, Upvc double glazed window.

Externally

Externally, the property is approached along a path and over a wooden bridge over the Degwel stream, which leads to the front of the property, enjoying far reaching views to the front, the gardens continue below the property and around the side, leading up the hill to the rear, again enjoying far reaching views, with plenty of garden and seating areas along the way. To the side, just outside the door from the kitchen there is a useful store, ideal for bins/recycling storage/wood store.

Services, etc.

Services - Mains water, electricity and drainage. Electric heating.

Local Authority - Pembrokeshire County Council

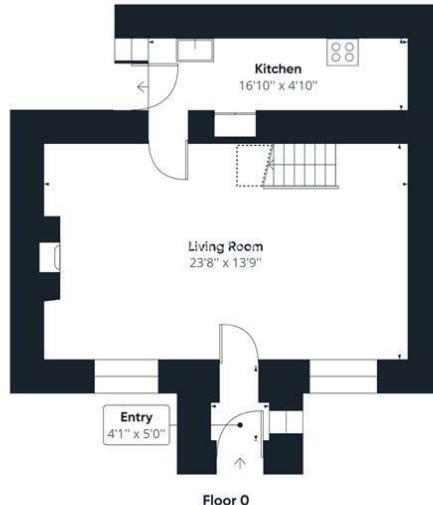
Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion

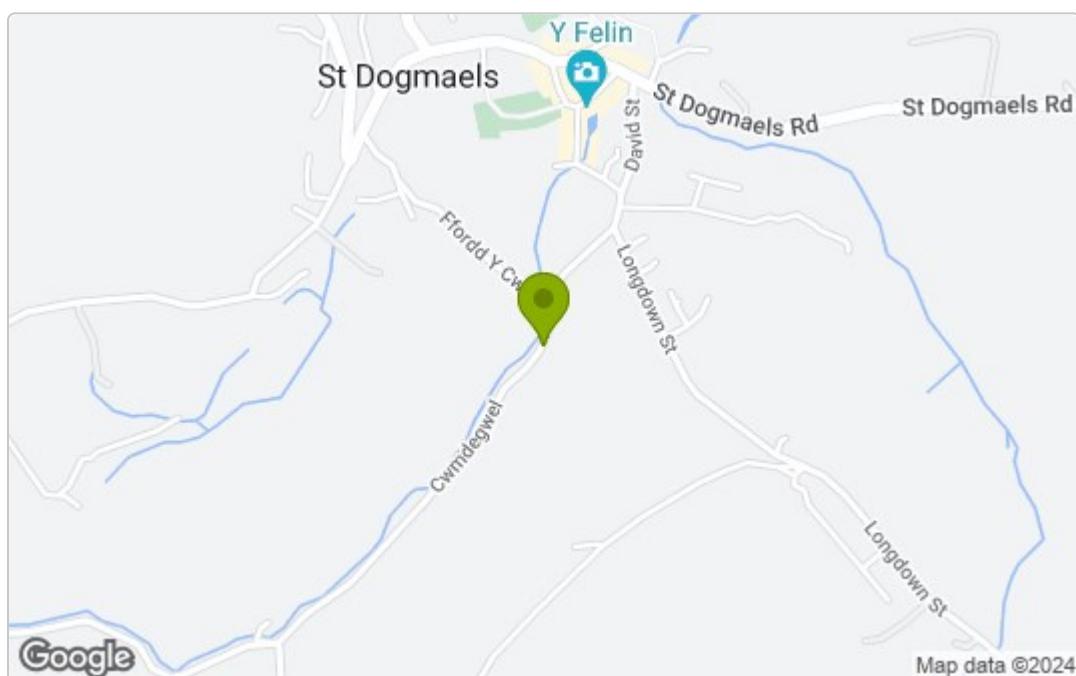
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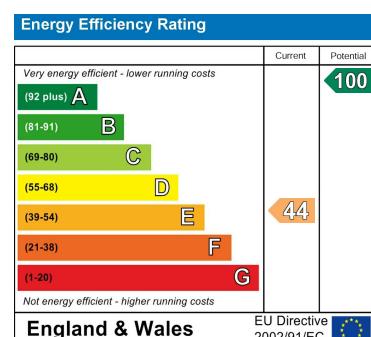
Floor Plan



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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