



## Maesemrallt Longdown Bank, Cardigan, SA43 3DU

**£420,000**

Nestled in the charming village of St. Dogmaels, Longdown Bank is a peaceful location, offering a sense of community while being just a short distance from the stunning Welsh coastline and the amenities of Cardigan town. This four-bedroom detached bungalow in St. Dogmaels is a rare find, combining modern comforts with a serene environment. It presents an excellent opportunity for anyone looking to settle in a beautiful part of Wales. Built in 1972, the property has been thoughtfully designed to provide ample space for both relaxation and entertainment.



## Porch



Wooden flooring, wooden panel ceiling, door to:-

## Entrance Hall

Stairs rising off to the first floor, wood effect flooring, radiator, doors to:-

## Living Room



uPVC double glazed window to the front, radiator, coal effect gas fire with a slate hearth, wood effect flooring, door to:-

## Inner Hallway



Wood effect flooring throughout, wooden, panel ceiling, door to:-

## Snug/Sitting Room



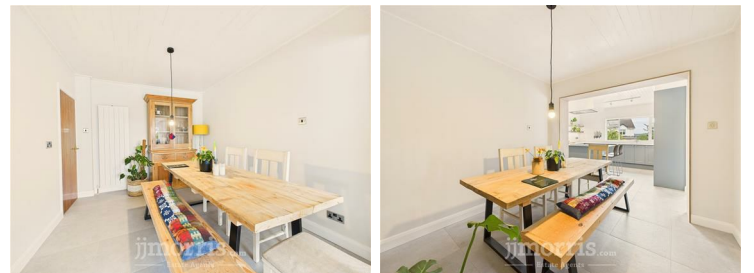
Wooden parquet flooring, wooden panel ceiling, uPVC double glazed windows, radiator.

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, integrated dishwasher, built-in oven and grill, counter top Neff induction hob with extractor fan over, uPVC double glazed window to the rear, wooden panel ceiling, tiled flooring.

## Dining Room



Tiled flooring, wooden panel ceiling, vertical radiator.

## Utility



Having a range of wall and base units with complimentary worktop surfaces, Belfast sink and mixer tap over, plumbing for washing machine, wood effect flooring, part tiled walls, wooden panel ceiling, door to:-

## Garage

Up-and-over door, exposed beams.

## Side Entrance



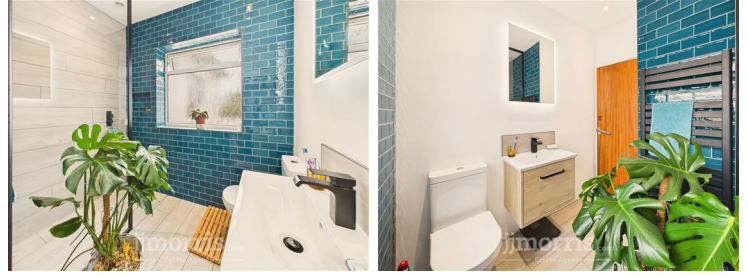
Tiled flooring, uPVC double glazed window, door to garden, door to:-

## WC



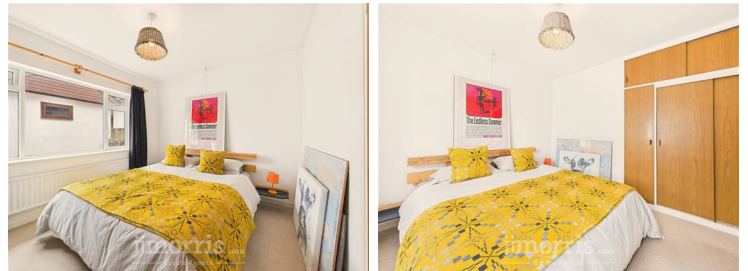
Low flush WC, vanity unit with hand wash basin, part tiled walls, tiled flooring, uPVC double glazed window.

## Shower Room



Low flush WC, vanity unit with hand wash basin, walk-in shower with overhead shower, shower hose and extractor fan, part tiled walls, tiled flooring, heated towel rail, spotlights, uPVC double glazed window.

## Bedroom One



uPVC double glazed window, radiator, built-in wardrobes.

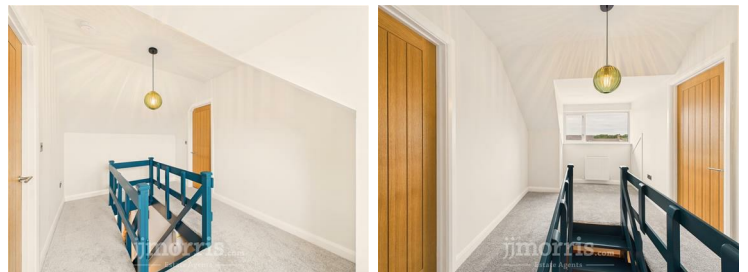
## Bedroom Two



uPVC double glazed window, radiator, built-in wardrobes.

## FIRST FLOOR

### Landing



uPVC double glazed window, radiators, doors to:-



### Bedroom Three



uPVC double glazed windows, radiator, spotlights, door to:-

### Ensuite



Low flush WC, vanity unit with hand wash basin, bath, part tiled walls, tiled flooring, heated towel rail.

### Bedroom Four



uPVC double glazed window, radiator, eaves storage, steps up to additional storage space, door to:-

### Ensuite



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower and extractor fan over, tiled walls, tiled flooring, heated towel rail.

### External



The property is approached via a tarmac driveway with ample off-road parking for several vehicles. The tarmac drive leads to the attached garage and to a path that leads to the front door. There is a lawn area with a dwarf wall boundary to the front, Access either side to the rear which has a raised decking space and paved patio seating area.

### Utilities & Services

Heating Source: Mains gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words: ///garden.demotion.worlds

### 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 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 mobile coverage

EE Good outdoor

Three Good outdoor, variable indoor

O2 Good outdoor, variable indoor

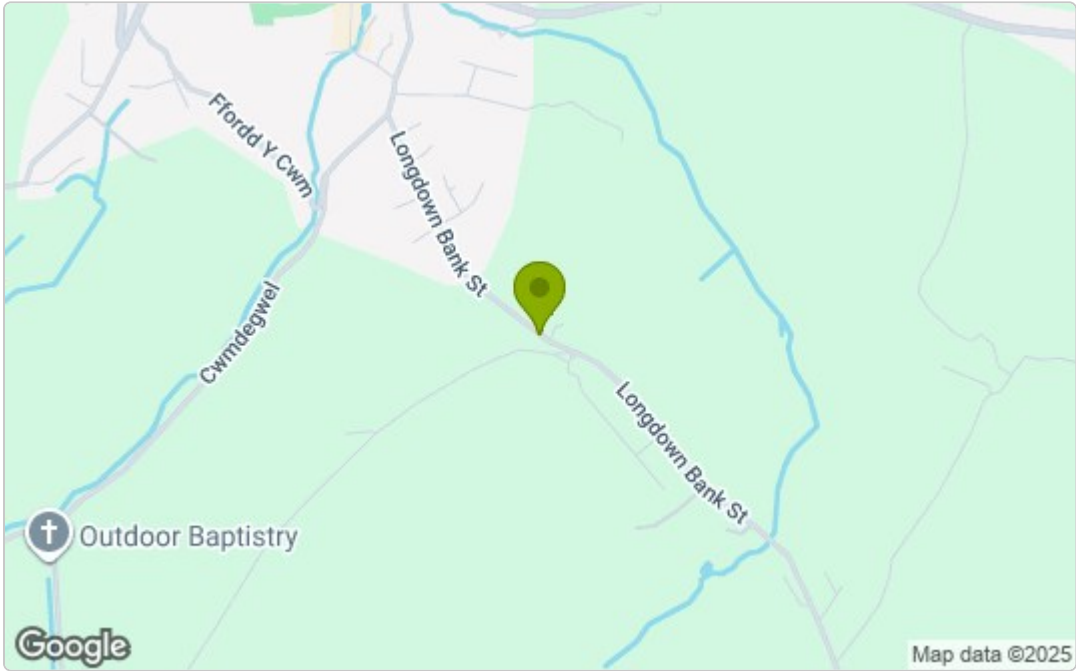
Vodafone. Good outdoor

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](https://www.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



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.

Energy Efficiency Graph

