



**18 The Moorings, St. Dogmaels, SA43 3LJ**

**£229,950**

A well presented two bedroom semi detached bungalow situated within walking distance of the Teifi estuary in the beautiful village of St. Dogmaels, just a short distance from the beach at Poppit Sands and the market town of Cardigan. The accommodation comprises: Porch, Kitchen with Utility Area, Living Room, Inner Hall, Two Bedrooms and a Bathroom. Externally, there is Parking and Good Sized Gardens. No FORWARD CHAIN.

uPVC double glazed door opens to:

### Porch

uPVC double glazed windows to three sides, tiled flooring, uPVC double glazed door to:

### Kitchen



Having a range of wall and base units with complimentary worktop surface over, inset stainless steel sink unit, eye-level double oven, ceramic hob with extractor fan over, tiled splash back and flooring, utility area with plumbing for washing machine. Cloaks cupboard, uPVC double glazed window.

### Living Room



uPVC double glazed window to the front, wood effect laminate flooring, electric wall heater. Opening to:

### Bedroom One



Wood effect laminate flooring, electric wall heater, uPVC double glazed window and door to the rear.

### Bedroom Two



uPVC double glazed window to the rear, wood effect flooring, electric heater.

### Bathroom



Panel bath with shower and screen over, low flush wc, pedestal handwash basin, tiled walls and flooring, uPVC double glazed window.

### Externally



Tarmac driveway provides parking, decorative low maintenance slate garden with concrete path to the front door. The rear garden has a good sized timber deck, with lawned garden and mature shrubs and bushes.

## Utilities & Services

Heating Source: Electric Storage Heaters

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What3Words: ///fillings.driveway.masters

## 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 0.8mbps upload and 6mbps 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 - Limited & Data - Limited

Vodafone. Voice - Limited & Data - Limited

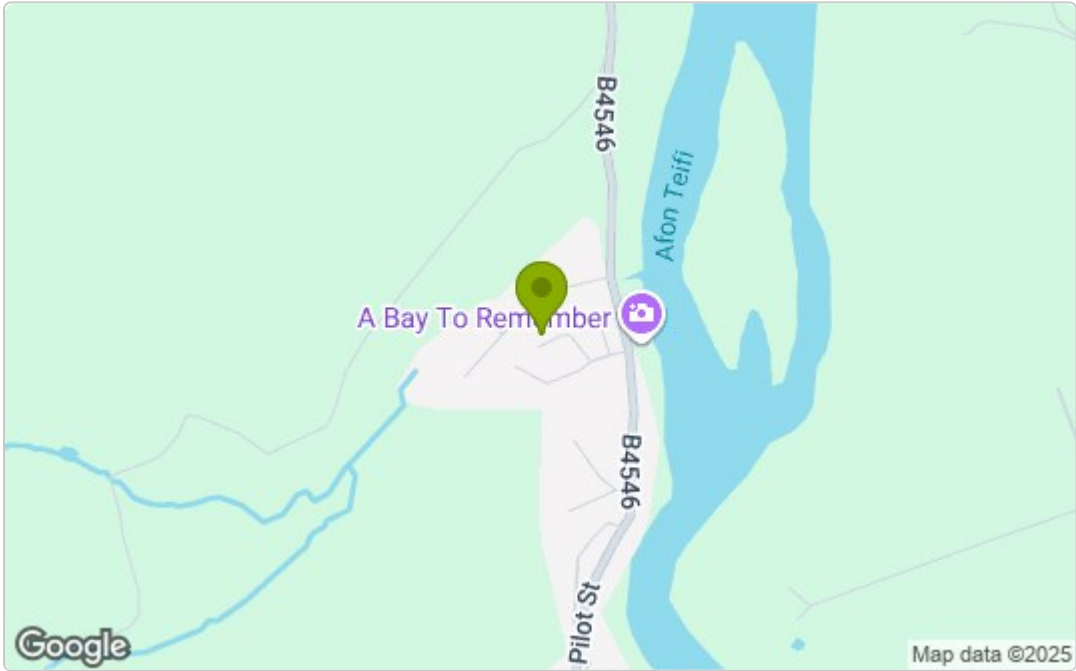
Results are predictions and not a guarantee. Actual services available may be different from results and may be

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.

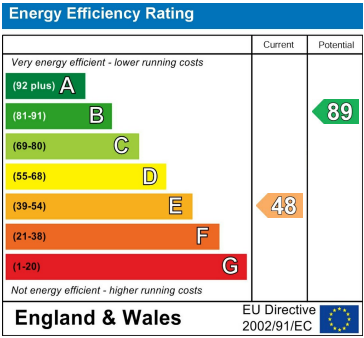
Floor Plan



Area Map



Energy Efficiency Graph



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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