



Violet House, High Street, St. Dogmaels, SA43 3EF

£335,000

A deceptively spacious 5/6 bedroom, three storey property, with versatile accommodation and larger than average gardens, the property is ideal for multi generational occupation, with an adaptable layout for modern day living, the accommodation briefly comprises: Vestibule, Hall, Kitchen/Dining/Family Room, Utility, Shower Room, Living Room and Snug. To the First Floor, there are Five Bedrooms, Bathroom and W.C. The second floor boasts an excellent space providing a home office or Sixth Bedroom. Gardens to the rear provide the opportunity for parking and having mains services connected is an added feature.

Hardwood Entrance Door

With glazed panel above.

Vestibule

Radiator, coved ceiling, meter cupboard, glazed door with glazed panels above and to the side.

Hall



Radiator, stairs rising off, door to cellar.

Kitchen/Breakfast/Family Room

Kitchen 12'2" x 13'5" (3.71 x 4.09)



Having a range of wall and base units with complimentary worktop surfaces, inset 1.5 bowl sink and drainer, 4 ring gas hob with stainless steel extractor oven, built-in double oven, breakfast bar, wine rack, under unit lighting, tiled splashback, space for fridge/freezer, radiator.

Dining/ Family Room 16'7" x 12'6" (5.06 x 3.83)



Exposed floorboards, bay window to the front elevation, feature fire with gas point, radiator.

Utility 9'1" x 4'3" (2.78 x 1.32)



Wall and base units, Belfast sink with tiled splashback, void and plumbing for washing machine, radiator, polycarbonate roof, glazed door to rear.

Shower Room 7'10" x 3'11" (2.39 x 1.20)



Double shower cubicle and tray with "Triton" electric shower and tiled surround, low flush WC, wall mounted hand wash basin, extractor fan, heated towel rail, recess lighting.

Returning to the hall, door to:

Living Room 18'1" x 13'11" (5.52 x 4.25)



Two Upvc sash windows, picture rail, two radiators, parquet flooring, open fire with tiled hearth and surround, door to:-

Snug 14'7" x 11'11" (4.45 x 3.65)



Dual aspect sash windows, hardwood door with inset glazed panels, parquet flooring, open fire with feature surround and hearth, picture rail, radiator.

Turned Staircase

Leads to:-

Half Landing

Radiator, steps to:-

Rear Landing

Glazed sash window, roof window, radiator, picture rail.

WC

Low flush WC, half tiled walls, glazed sash window.

Bathroom 10'7" x 7'10" (3.23 x 2.40)



3 piece suite comprising low flush WC, pedestal hand wash basin, bath with telephone mixer tap shower attachment, radiator, half tiled walls, sash window, linen cupboard housing Worcester combi boiler and slated shelving.

Bedroom One 14'0" x 13'11" max (4.28 x 4.25 max)



Dual aspect windows, sash window to the side, Upvc bay to rear overlooking the garden and distant countryside views, picture rail, radiator.

Bedroom Five 10'7" x 7'10" (3.25 x 2.41)

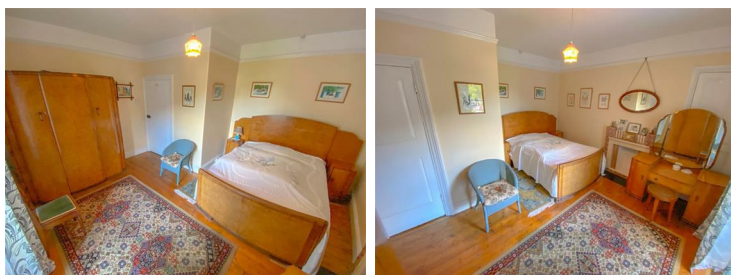


Picture rail, sash window, radiator.

Front Landing

Stairs to second floor, doors to:

'L' Shaped Bedroom Two 13'5" max x 12'9" (4.11 max x 3.90)



Radiator, exposed floorboards, feature tiled fire place, picture rail, sash window to the rear, built-in cupboard.

Bedroom Three 11'10" x 11'9" (3.62 x 3.59)



Built-in wardrobe, sash window to the front, picture rail, radiator, exposed floorboards, feature tiled fireplace.

Bedroom Four 11'11" x 10'9" (3.65 x 3.30)



Sash windows to the front, picture rail, radiator, feature tiled fire place.

Second Floor

Attic Room / Bedroom Six 23'3" x 19'5" (7.11 x 5.93)

Two roof windows, exposed floorboards, eaves storage.

Outside



Small courtyard to front enclosed by dwarf wall and railings.



Raised concrete patio, steps lead down to the lawned garden with concrete path leading to rear access, mature flowers and shrubs. Neighbouring properties have utilised the access from Maeshyfyd to create parking/garage facilities at the bottom of the garden.

A useful brick built store will also be found to the rear measuring 3.38 x 2.69.

Services

Services - Mains electricity, Gas, water and drainage.

Local Authority - Pembrokeshire County Council

Property Classification - D. £1531.49 payable 2021/2022

Tenure - Freehold and available with vacant possession upon completion.

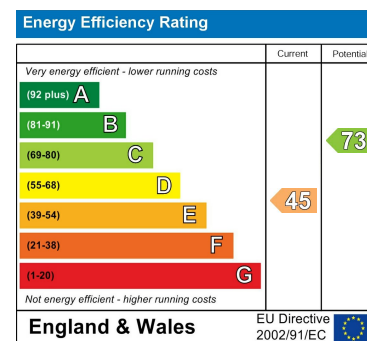
Floor Plan



Area Map



Energy Efficiency Graph



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