





6 Union Terrace, St. Dogmaels

£249,950 Freehold

In the Popular Village of St Dogmaels • Three Bedroom Terraced Cottage • The Accommodation Comprises; Living Room, Dining Room, Kitchen and Shower Room on the Ground Floor • Master Bedroom with Ensuite Bathroom • Raised Decked Seating/Entertaining Area

Contact Cardigan Office

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Vestibule
Glazed door to:

Living Room
Wood effect laminate flooring, uPVC double glazed window, multifuel burner on slate hearth with tiled surround, electric radiator, storage shelving and cupboards, under stairs storage, coved ceiling, doors to:-

Dining Room
Wood effect laminate flooring, electric radiator, storage shelving and cupboards, uPVC double glazed window, coved ceiling.

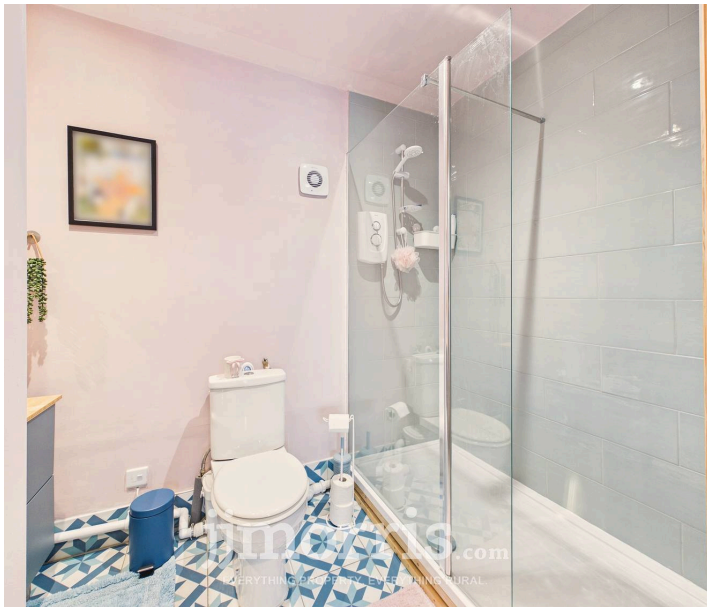
Kitchen
A modern fitted range of wall and base storage units with worktops over, 1½ bowl single drainer sink, 5 ring gas hob, extractor hood, eye level electric oven, plumbing for washing machine and dishwasher, Velux roof window, double glazed window and external door to rear, serving hatch through to lounge, sliding door opens to:

Bathroom
Hand wash basin with tiled splashback, WC, shower, towel rail, uPVC double glazed window.

FIRST FLOOR

Landing
uPVC double glazed window, loft hatch, doors to:-





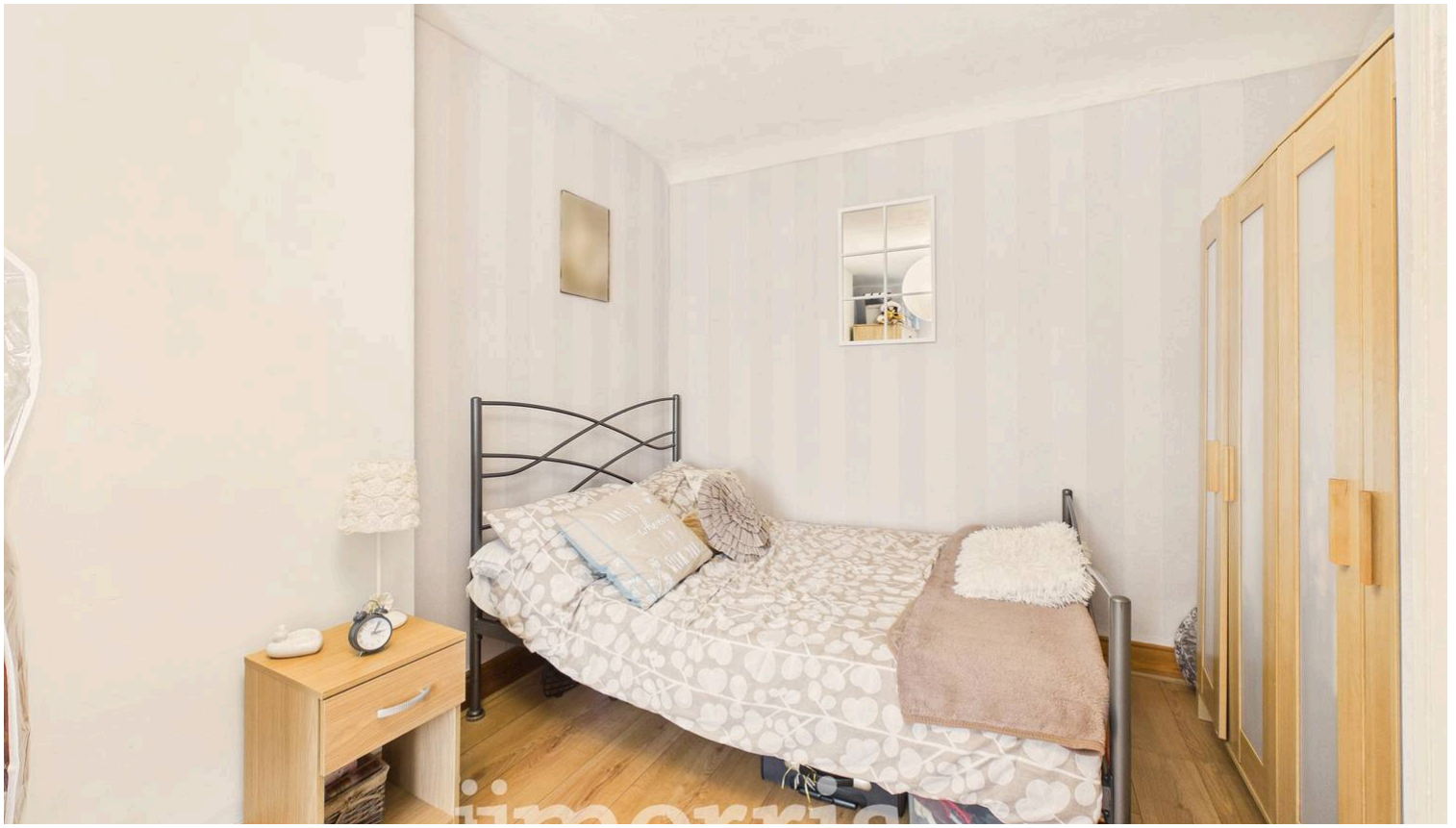
Bedroom One
Wood effect laminate flooring, uPVC double glazed window, electric radiator, coved ceiling, sliding door to:-

Ensuite
Tiled floor, shower, WC, hand wash basin in vanity unit, towel rail.

Bedroom Two
Sash window, radiator, wood effect flooring.

Dressing Room
Wood effect laminate flooring, electric radiator, uPVC double glazed window.

Utilities & Services
Heating Source: Electric 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 What Three Words: ///incisions.weep.trader





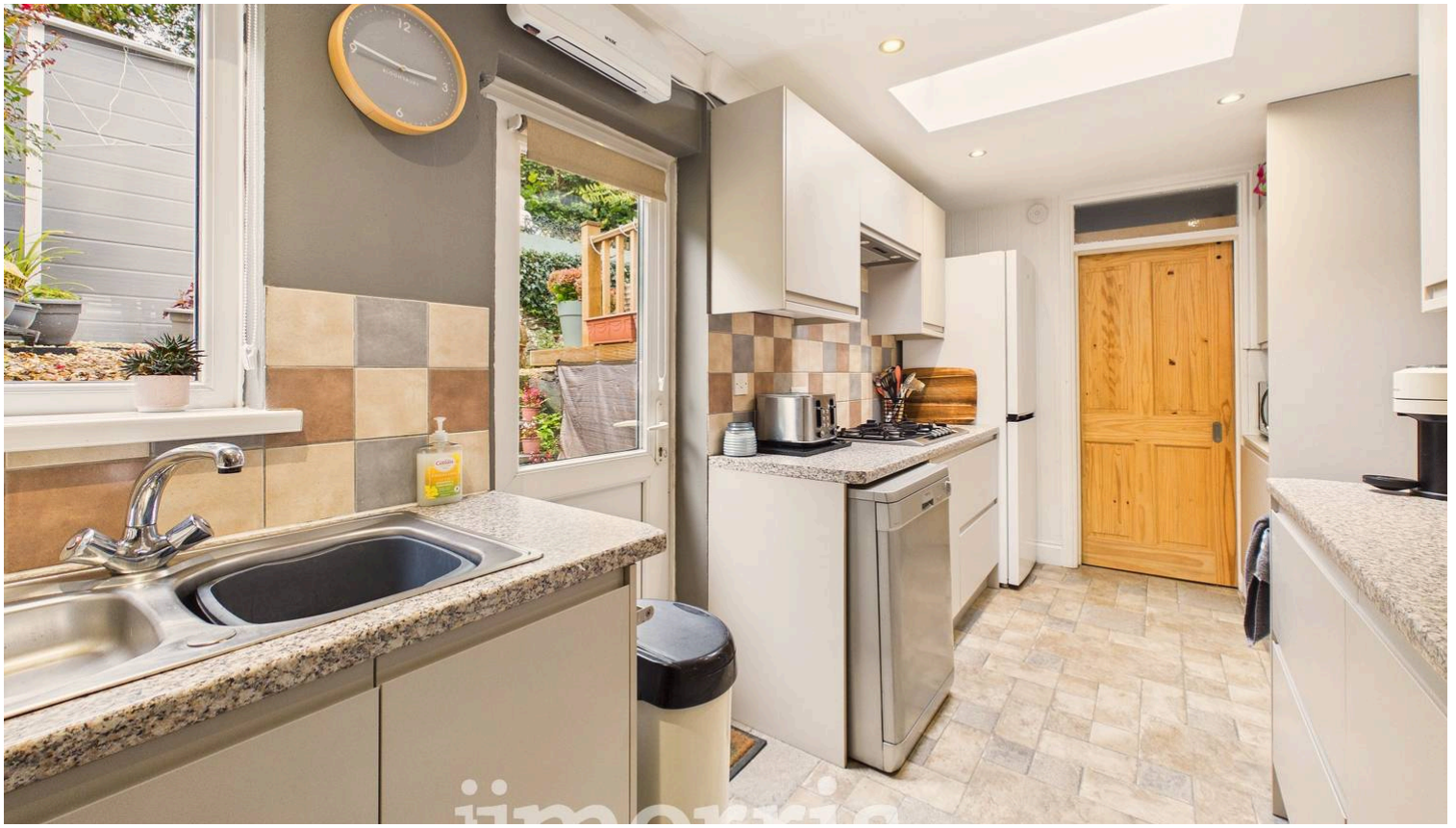


Anti Money Laundering & Ability To Purchase

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 7mbps download and Superfast 13mbps upload and 60mbps 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 and indoor. Three - Good outdoor. O2 - Good outdoor. 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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





GARDEN

To the rear of the property there are steps leading to a raised decked seating/entertaining area, an ideal place to relax or entertain.



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