



11 Maes Y Dre, St. Dogmaels, SA43 3LE

£219,950

A good sized Three Bedroom Semi Detached House enjoying a lovely outlook over the River Teifi and along the estuary. The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Rear Lobby, W.C. and a Boiler Room. The first floor Boast Three Good Sized Bedrooms and a Modern Bathroom. Externally, there are gardens to the front and rear with residents parking also located to the front.

Gas Fired Central Heating, uPVC Double Glazing and No Onward Chain.

Situation

Set above the St Dogmaels to Poppit Sands road, with an excellent outlook from the front over the River Teifi. St Dogmaels is a popular village community with Parish Church, Abbey Ruins, Chapels, Junior School, Convenience Store, Post Office, Public Houses, Fish and Chip Shop, etc., while Poppit Sands is just one 1 mile away. Cardigan Town is also approximately 1 mile away which has a fuller array of Educational, Commercial and Recreational facilities.

Description

11 Maes y Dre is a semi-detached two storey dwelling house, originally forming part of a small Local Authority development.

Sealed Glazed Entrance Door to

Hall

With radiator and cupboard.

Dining Room 10'5" x 10'1" (3.18m x 3.07m)



Radiator, electric fire in surround, Upvc double glazed window with views of the estuary.

Living Room 14' x 10'9" (4.27m x 3.28m)



A good sized reception with views of the River Teifi, radiator, gas fired coal effect appliance and surround.

Kitchen 11'7" x 7' (3.53m x 2.13m)



Having a range of base and wall units with 4 plate hob, oven and cooker hood, stainless steel single drainer sink unit, plumbing for automatic appliance, half tiled walls, radiator, alcove. Rear exit to passageway with toilet and domestic store areas. Door to:-

Rear Hall

Upvc double glazed door to rear, storage cupboard, tiled floor, door to:-

WC



Low flush WC with hand wash basin, tiled floor.

Boiler Room

Wall mounted gas boiler and storage area.

FIRST FLOOR

Landing



With louvered door store cupboard.

Bedroom 1 14' x 10'9" (4.27m x 3.28m)



With radiator. This bedroom, together with bedroom 2 have elevated views of the Teifi Estuary.

Bedroom 2 10'6" x 10'5" (3.20m x 3.18m)



With radiator.

Bedroom 3 9'11" x 7' (3.02m x 2.13m)



Tenure - Freehold and available with vacant possession upon completion.

Radiator, airing cupboard with immersion heater and boiler cupboard with central heating boiler.

Bathroom



Tiled walls, wash hand basin with vanity below, low level toilet, panel bath with Mira shower over, radiator, Upvc frosted double glazed window.

Outside



Front and rear lawned areas. To the rear, patio, barbeque area, etc. There is a parking facility to the fore of the property.

Services, etc.

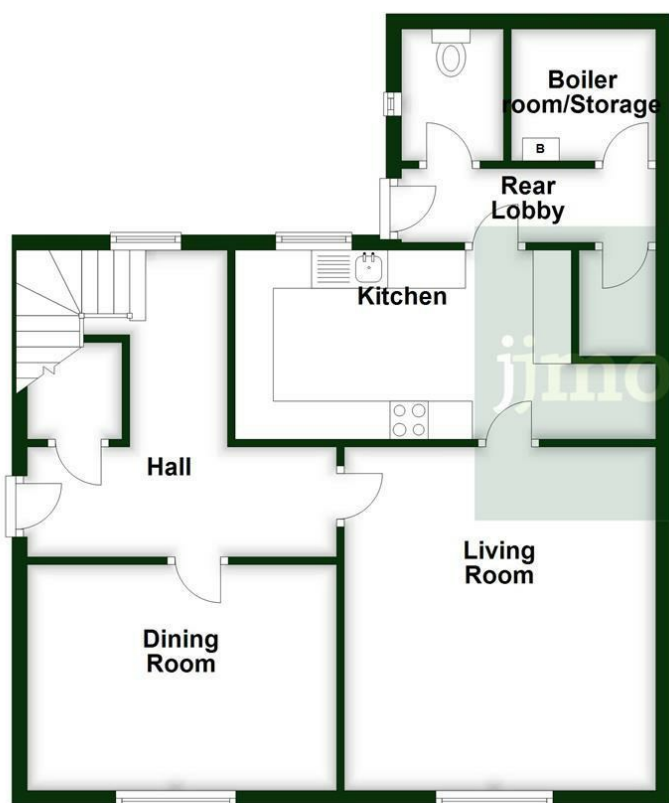
Services - We are advised that the property has mains water, electricity, gas and drainage. Gas central heating.

Local Authority - Pembrokeshire County Council.

Property Classification - Band C.

Floor Plan

Ground Floor

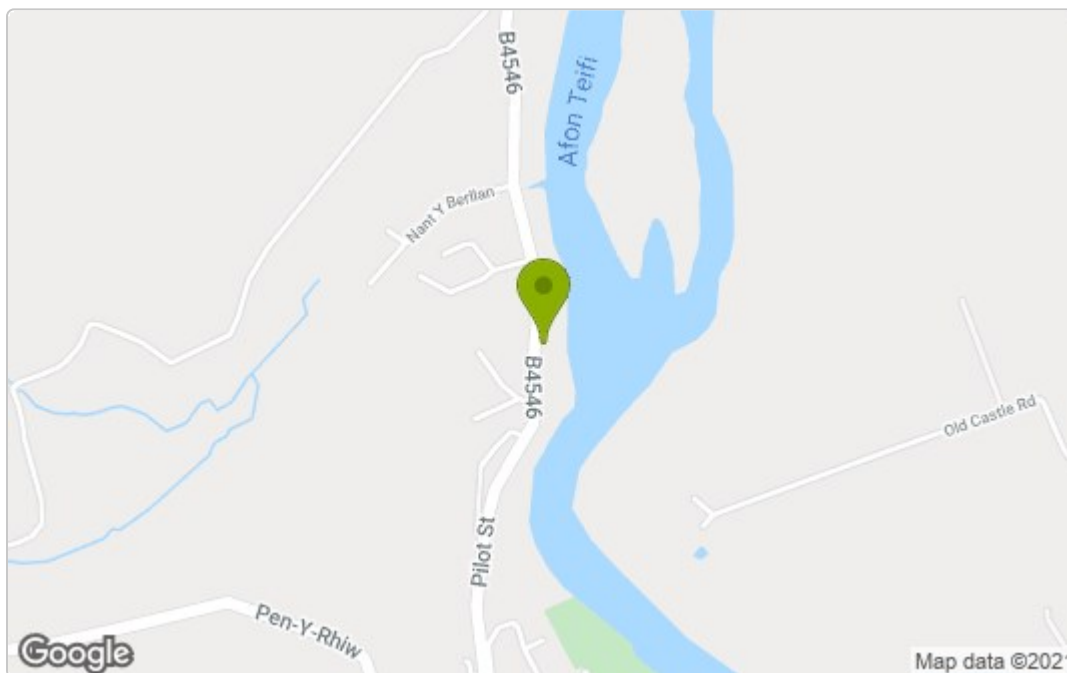


First Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com