



**26 The Moorings, St. Dogmaels - SA43 3LJ**

Cardigan

**£200,000**



## 26 The Moorings

St. Dogmaels, Cardigan

A two bedroom detached bungalow situated in the favoured Pembrokeshire coastal village of St. Dogmaels, within walking distance of the river Teifi estuary and a short distance from Poppit Sands beach. The property comprises; porch, hall, living room, kitchen, inner hall, two bedrooms and a bathroom. Externally, there is parking and good sized gardens. No Forward Chain.

Council Tax band: C

Tenure: Freehold

- A two bedroom detached bungalow.
- Situated in the favoured Pembrokeshire coastal village of St. Dogmaels.
- No Forward Chain.
- Walking distance of the river Teifi estuary.
- Externally, there is parking and good sized gardens.
- Short distance from Poppit Sands beach.





### **Entrance Porch**

Wooden cladded ceiling, part wooden cladded walls, fuse box, tiled flooring, door to:-

### **Inner Hallway**

Door to:-

### **Living Room**

Upvc window to the front, coved ceiling, electric storage heater, door to:-

### **Kitchen**

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink unit, void for under counter fridge, electric oven, part tiled walls, Upvc window, vinyl flooring, door to garden.

### **Hallway**

Loft access, electric storage heater, doors to:-

### **Bedroom One**

Double Upvc doors to garden, coved ceiling, electric storage heaters.

### **Bedroom Two**

Upvc window, electric storage heater.

### **Bathroom**

Low flush WC, pedestal hand wash basin, bath, electric shower, Upvc window, part tiled walls, vinyl flooring, built-in storage with water cylinder, built-in storage.

### **Externally**

Off-road parking for several vehicles, lawned area to the fore. To the rear there is a seating and lawned area.



## Utilities & Services

Heating Source: Electric storage heaters

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What3Words: ///notion.wisely.factoring

## 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 0.9mbps upload and 8mbps 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 - None 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.







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