



8 Riverhill Cottages, St. Dogmaels – SA43 3JX

Cardigan

£100,000



8 Riverhill Cottages

St. Dogmaels, Cardigan

A One Bedroom Semi Detached Bungalow situated within the popular coastal village of St.Dogmaels Just a short distance away lies the bustling town of Cardigan, The Pembrokeshire Coast Path begins here, leading to some of the most breathtaking coastal scenery in Wales. Poppit Sands, a Blue Flag beach popular for swimming and coastal walks, is only minutes away. The accommodation comprises: Entrance, Open Plan Kitchen/Dining/Living area, One Bedroom and Shower Room. Externally there is Ample of road parking with Enclosed rear garden.

Council Tax band: B

Tenure: Freehold

- No Onward Chain
- Enclosed rear garden.
- In the sought-after coastal village of St Dogmaels.
- Open-plan kitchen/living area.
- Charming Semi-Detached Bungalow.
- Council Tax Band B





Entrance

A range of base units with complimentary worktop surfaces, double glazed Upvc window, tiled flooring, door to:-

Kitchen/Dining/Living Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, loft access, fuse box, double glazed Upvc window, tiled flooring, built in storage

Bedroom

Double Glazed Upvc window, dado rail, built in wardrobe, vinyl flooring

Rear Entrance

Dado rail, vinyl flooring, double glazed Upvc door to the garden.

Shower Room

Low flush WC, pedestal wash basin with extraction over, walk-in shower with electric shower, tiled walls, tiled flooring, double glazed Upvc window.

Externally

There is ample off road parking, raised flower bed with mature shrubs, access to the rear via the side. To the rear are raised flower beds, raised wooden decking and wooden shed.

Utilities & Services

Services: Electric: Mains Water: Mains Drainage: Mains
Tenure: Freehold and available with vacant
possession upon completion, Local Authority:
Pembrokeshire County Council Council Tax: Band B
What3Words: [///surprise.sideburns.pigment](https://www.what3words.com/surprise.sideburns.pigment)



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.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor Three Good outdoor O2 Good outdoor Vodafone. Good Outside 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.

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 12mbps upload and 56mbps 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.









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