



Awel Teifi 23 Maeshyfyd, St Dogmaels, SA43 3ES

£135,000

SEMI DETACHED 3 BEDROOM HOUSE, KITCHEN/DINER, LOUNGE, FAMILY BATHROOM
UPVC SEALED GLAZED. GAS CENTRAL HEATING

Situation

Maeshyfyrd is a former Local Authority residential development in the centre of the ever popular village of St. Dogmaels which has developed on the south side of the River Teify approximately 1.5 miles inland of Cardigan bay and the large expanse of beach at Poppit Sands. Attractions in the village include the ruins of the former Abbey, and facilities include Parish Church, junior school, convenience store, fish and chip shop, 3 public houses, village green, village hall, etc. The larger centre of Cardigan is approximately 1.5 miles away and can offer a fuller range of commercial, educational and recreational amenities include Banks, Post Office, 2 Supermarkets, Theatre, Library, Rugby and Bowls clubs, with Golf, Squash and Boating clubs at nearby Gwbert on Sea. The county towns of Haverfordwest and Carmarthen are 25-30 miles distant.

Description

The accommodation includes (approximate dimensions only):

Hall

with UPVC entrance door and side panel.

Lounge 14' x 13'3 (4.27m x 4.04m)



double panel radiator, block built fireplace.

Kitchen/Diner 20'2 x 8'3 (6.15m x 2.51m)



with fitted floor and wall units and worktop surfaces, single drainer sink unit, gas hob and electric oven, shelved cupboard, radiator, wall mounted Worcester gas fired combi boiler, under stair storage.

Rear Porch

Toilet

with plumbing for an automatic washing machine.

Landing

with Airing Cupboard.

Bedroom 1 13'2 x 10'2 (4.01m x 3.10m)



with radiator.

Bedroom 2 11'9 x 11'6 (3.58m x 3.51m)



with radiator.

Bedroom 3 9'2 x 8'6 (2.79m x 2.59m)



with radiator.

Family Bathroom 6'9 x 5'4 (2.06m x 1.63m)



having panel bath with mixer tap and shower head, close coupled toilet, pedestal wash basin, radiator, half tiled walls.

Outside Storshed 8'4 x 5'6 (2.54m x 1.68m)

Decking Area

and small lawn, timber and corrugated sheds. Lawned front area.

Servides Etc.

Awel Teifi is a semi detached two storey house with metal frame construction and roof trusses, rendered externally, under concrete tile roof. uPVC replacement glazing now installed.

Mains Water, Electricity, Gas and Drainage connected.

LOCAL AUTHORITY Pembrokeshire County Council.

TENURE Freehold. Available with Vacant Possession.

PROPERTY BAND B and C (internet source).

OCCUPANCY RESTRICTIONS As a former Local Authority property occupation is limited to parties residing in the general locality, basically the former county of Dyfed.

Floor Plan

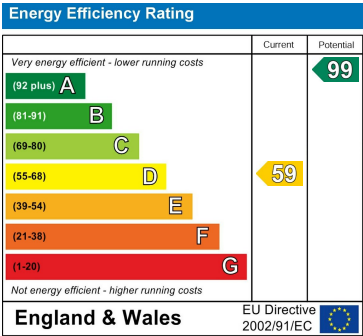


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For illustrative purposes only, not to scale

Area Map



Energy Efficiency Graph



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

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