



## 1 Greenfields Ffordd Y Cwm, St. Dogmaels, SA43 3JF

**£225,000**

A deceptively spacious, three storey, four bedroom property with views toward the former abbey and beyond situated in the ever popular village of St. Dogmaels. The property has undergone a scheme of improvements and provides an excellent opportunity for an owner occupier or holiday home.

The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner and Snug. The first floor offers Two Bedrooms and a Bathroom, with the second floor boasting a further Two Bedrooms. Externally, the property offers a pleasant courtyard accessed from both the hall and snug and steps lead up to a further garden area.



**Entrance Door to:-**

**Hall**



Stairs rising off, under stair cupboard, door out to courtyard.

**Living Room 15'3" x 9'10" (4.65 x 3.02)**



Double panel radiator, sash window to the front, open fire place with wooden fire surround, exposed beams.

**Kitchen 14'3" x 8'7" (4.36 x 2.62)**



Having a range of wall and base units, double oven, hob with 5 gas rings, 1.5 bowl stainless steel sink unit, tiled splashback, stainless steel extractor fan, radiator, cupboard housing Logic gas boiler, sash window to the front.

**Snug 8'7" x 7'10" (2.62 x 2.39)**



Upvc sliding patio doors, wood effect flooring, radiator, loft access.

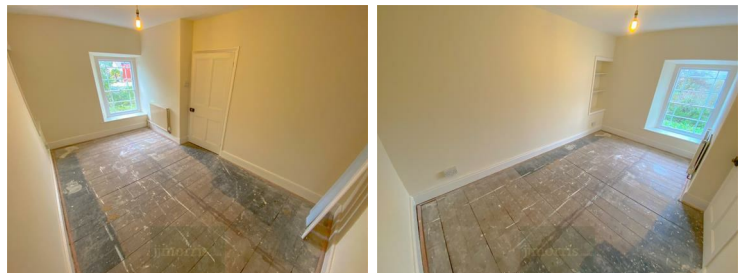
Turned staircase with stained glass window.

**Landing**



Stairs rising off to 2nd floor, doors to:

**Bedroom 1 14'4" x 8'7" (4.37 x 2.62)**



Radiator, sash window, shelved recess.



### Bathroom 8'11" x 4'7" (2.73 x 1.42)



Low flush WC, pedestal hand wash basin, panel bath with shower and screen, wood effect flooring.

### Bedroom 2 14'2" x 7'6" to 9'3" (4.32 x 2.29 to 2.82)

Window, radiator.

Turned staircase with window.

### Landing

Useful study area.

### Bedroom 3 12'5" x 8'9" (3.79 x 2.67)



Velux window, exposed beams, restricted head height, views of abbey and estuary beyond.

### Bedroom 4 12'5" x 8'9" (3.79 x 2.67)



Velux window, exposed beams, restricted head height, views of abbey and estuary beyond.

### Services, etc.

Services - Mains electricity, water, gas and drainage.

Local Authority - Pembrokeshire County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion

### Outside

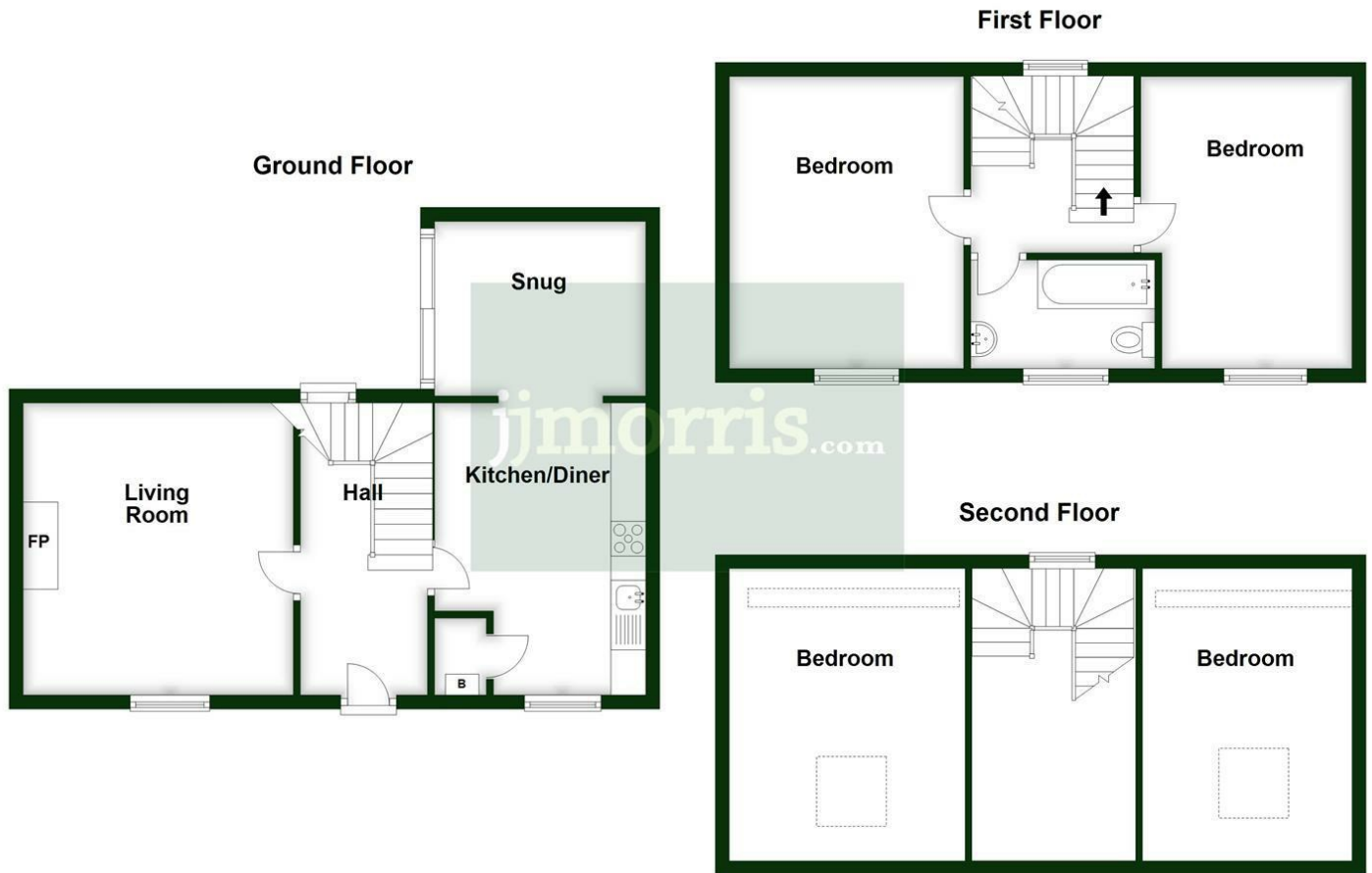


Lovely courtyard area, ideal for 'al-fresco' dining. Steps lead up to a raised garden area, which has lawn and mature shrubs and enjoys far reaching views.

### Upper Garden



# Floor Plan



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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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