



29 Maeshyfyd, St. Dogmaels, SA43 3ES

£110,000

An improvable Three Bedroom Mid Terraced property situated in the favoured Pembrokeshire village of St. Dogmaels. The accommodation comprises: Entrance Hall, Living / Dining Room, Kitchen with Pantry, Rear Hall, Three Bedrooms and a Wet / Shower Room. Outside the property has a good sized Rear Garden. No Onward Chain. Local Occupancy Restriction Applies.

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.

Living Room 21'10" x 11'9" (6.68 x 3.59)



Dual aspect upvc window, storage heater, electric fire.

Kitchen 10'5" x 6'10" (3.2 x 2.09)



Upvc window, having a range of wall and base units, stainless steel sink unit, plumbing for automatic washing machine, pantry.

Rear Passage

Upvc window to the front.

First Floor

Landing

Loft access, doors to:

Bedroom 1 12'1" x 11'9" (3.69 x 3.59)



Upvc window to the front, cupboard.

Bedroom 2 13'6" x 8'11" (4.13 x 2.73)



Upvc window, cupboard.

Bedroom 3 12'1" x 6'9" (3.69 x 2.07)



Upvc window, storage heater.

Wet Room



Low flush WC, sink and vanity unit, shower, extractor fan.

Garden



Coal shed and outside toilet.

Services, etc.

Services - Mains water, electricity and drainage. Mains gas has been disconnected.

Local Authority - Pembrokeshire County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

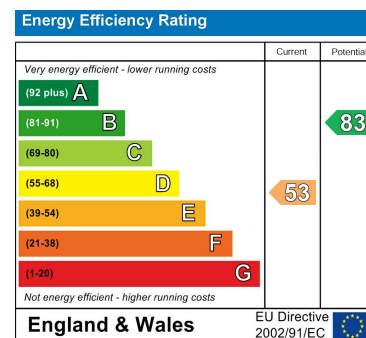
Occupancy Restrictions - As a former Local Authority property, occupation is limited to parties residing in the general locality, basically the former county of Dyfed.

Floor Plan

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

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