





Golwg Yr Ynys Longdown Bank, St. Dogmaels

£565,000 Freehold

Executive Detached House • Four Bedrooms (Two Ensuite) • Favoured Location • Two Garages • Generous Plot

Contact Cardigan Office

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Front Entrance Hallway
Two storage rooms, stairs rising to the first floor, tiled floor, uPVC double glazed door to rear garden, coved ceiling, doors to:-

Living Room
LTV wood effect flooring, double glazed timber windows, gas fire on marble effect hearth and surround, radiator, coved ceiling.

Sitting Room
Gas fire on marble hearth and surround, radiator, coved ceiling, LTV wood effect flooring, double glazed windows,

Kitchen/Diner
Having a range of wall and base units with integrated hob and oven with convector unit over, inset stainless steel sink unit with mixer tap over and tiled splashback, large larder cupboard, kitchen island with storage units under, tiled floor, double glazed window, doors to:-

Utility
Space for white goods, tiled floor, double glazed windows, coved ceiling.

Side Entrance
Glazed door, tiled floor, coved ceiling, doors to:-

Bathroom
Walk-in shower, WC, hand wash basin in vanity unit, tiled floor and walls, double glazed windows, coved ceiling.





Landing
Radiator, double glazed windows, coved ceiling.

Master Bedroom
Radiator, double glazed windows and double doors opening to terrace, coved ceiling, door to dressing room with built-in clothes cupboards and glazed door to:-

Ensuite
Shower, hand wash basin in vanity unit, WC, bidet, tiled floor and walls, double glazed windows, coved ceiling.

Bathroom
Bath, WC, bidet, shower, hand wash basin, airing cupboard, loft access, tiled floor and walls, coved ceiling, double glazed window.

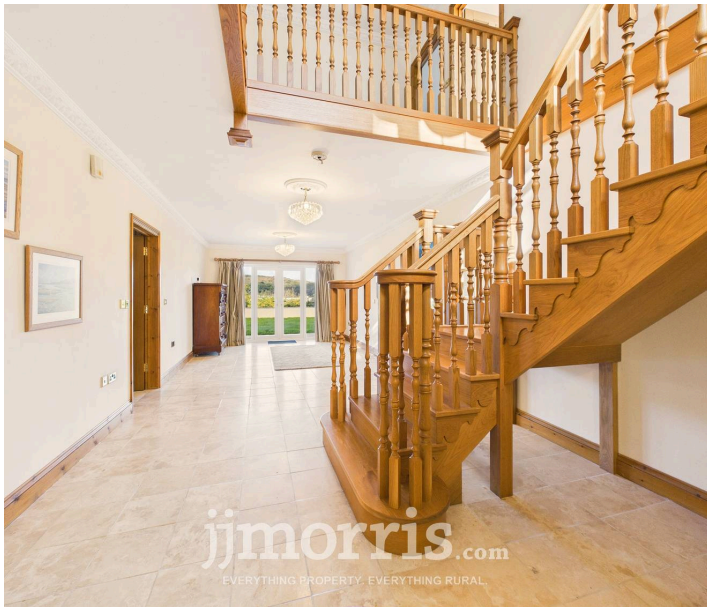
Bedroom Two
Radiator, double glazed windows, coved ceiling, door to:-

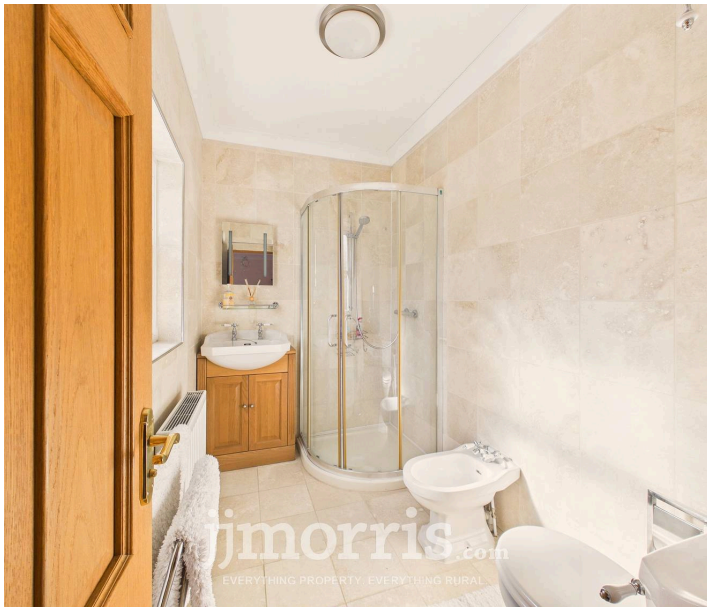
Bedroom Three
Radiator, double glazed window and double doors opening to terrace, coved ceiling.

Ensuite
Shower, hand wash basin in vanity unit, WC, bidet, tiled floor and walls, double glazed windows, coved ceiling.

Bedroom Four
Radiator, double glazed windows.







Utilities & Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band G What3Words: ///ranted.alongside.partied

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 1mbps upload and 14mbps 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 - Good outdoor. Three - Good outdoor. O2 - Good outdoor, variable indoor. Vodafone. - Good outdoor. 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.





GARDEN

The property boasts an abundance of external space, with an exceptionally generous driveway and extensive parking facilities. Further benefits include two double garages, providing excellent vehicle storage or workshop potential, together with an additional storage shed. To the rear, a paved patio area offers an ideal space for outdoor dining and entertaining, leading onto well-maintained lawns which extend around the side and rear of the property. A particularly attractive feature is the delightful outlook across the historic Abbey and the River Teifi, creating a wonderful setting to enjoy the surrounding scenery.



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