



jjmorris.com



5 Church Lane, St. Dogmaels

£350,000 Freehold

Contact Cardigan Office

 5 High Street, Cardigan,
Ceredigion SA43 1HJ

 01239 612343

 cardigan@jjmorris.com



Situation

Church Lane is situated within the popular village of St Dogmaels, on the southern bank of the River Teifi and approximately 1.2 miles from the market town of Cardigan. The village enjoys an attractive riverside setting and is renowned for its historic Abbey, working watermill and proximity to the Pembrokeshire coastline. A range of local amenities are available within the village, whilst Cardigan provides a comprehensive range of shopping, educational, recreational and everyday facilities. Poppit Sands and the Pembrokeshire Coast Path are also within easy reach, making the location particularly appealing for those seeking a village lifestyle with convenient access to the coast and wider West Wales

Hallway

Enter through a uPVC door to a spacious hallway that opens to the sitting room and dining room, with stairs leading to the first floor, and storage cupboard.

Sitting Room

A well-portioned sitting room, with laminate flooring. uPVC patio doors that open to an exceptional garden, allowing for ease of entertaining space. Double glass doors open to the dining room, providing a large open and light space, perfect for family living.





Dining Room

A well-sized dining room, with carpeted floor, which allows freedom of use of the space, along with a feature fireplace.

Kitchen

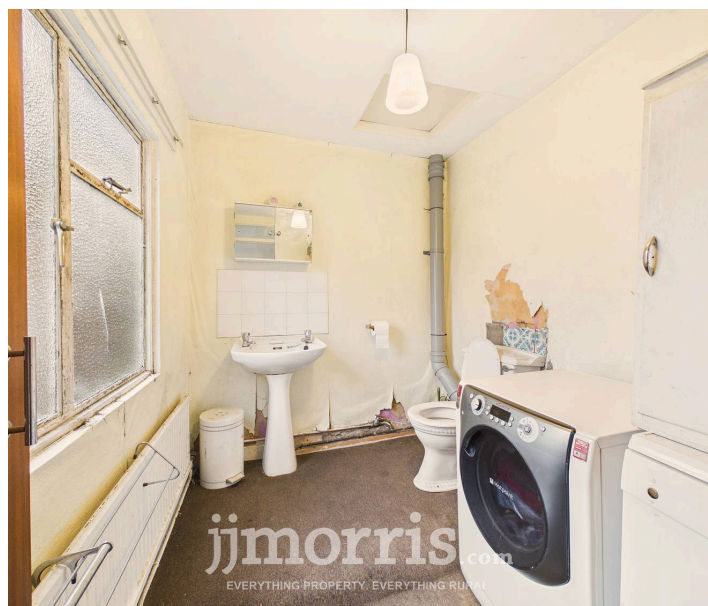
Galley style kitchen, with a range of fitted wall and base units, with a complimentary work surface, along with integrated cooker and hob and overlooks the beautiful garden.

Rear Hallway

Rear entrance hallway which opens to the kitchen and cloakroom.

Cloak Room

Spacious downstairs utility area with W.C. wash hand basin and plumbing for washing machine and dishwasher.



Bedroom 1

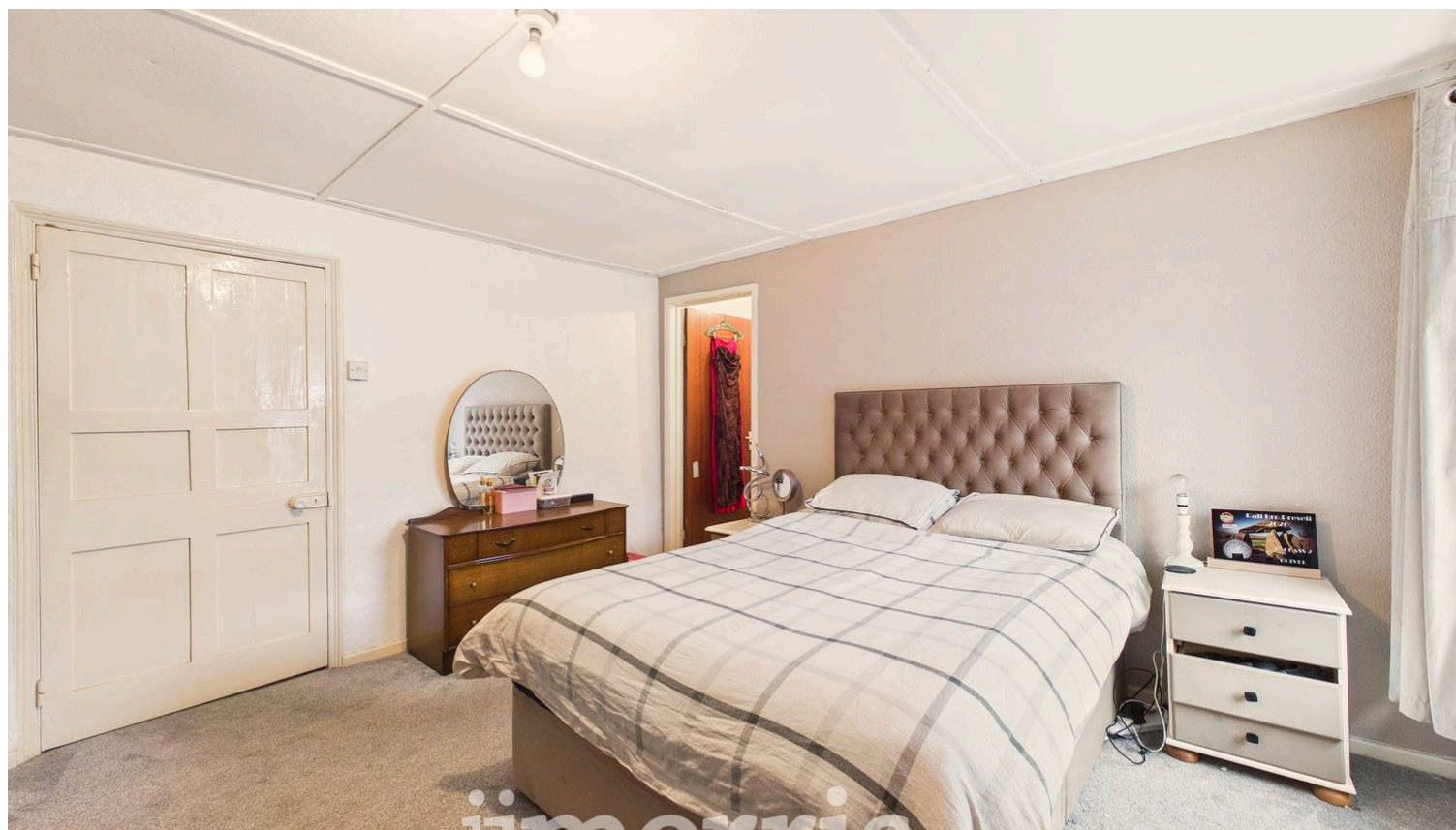
A spacious master bedroom with large window to the fore, and opens to a small hallway to the bathroom.

Bedroom 2

Large double room which overlooks the garden. Opens to a hallway to the bathroom

Bathroom

Jack and Jill bathroom, with a shower, bath, W.C. and wash hand basin.





Bedroom 3

Converted loft space used as a bedroom, but with plenty of alternative uses, being very spacious.

Garden

Exceptionally large garden, with a large lawned area with a selection of apple trees, patio and secret garden, with raised beds.

Garage

A very useful garage space, perfect for all sorts of domestic storage with the benefit of an inspection pit for DIY minded individuals.

Utilities and Services

Heating Source: Gas. Services: Electric: Mains. Water: Mains. Drainage: Mains. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council. Council Tax: Band C. What3Words: ///prowl.ladders.storybook





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.

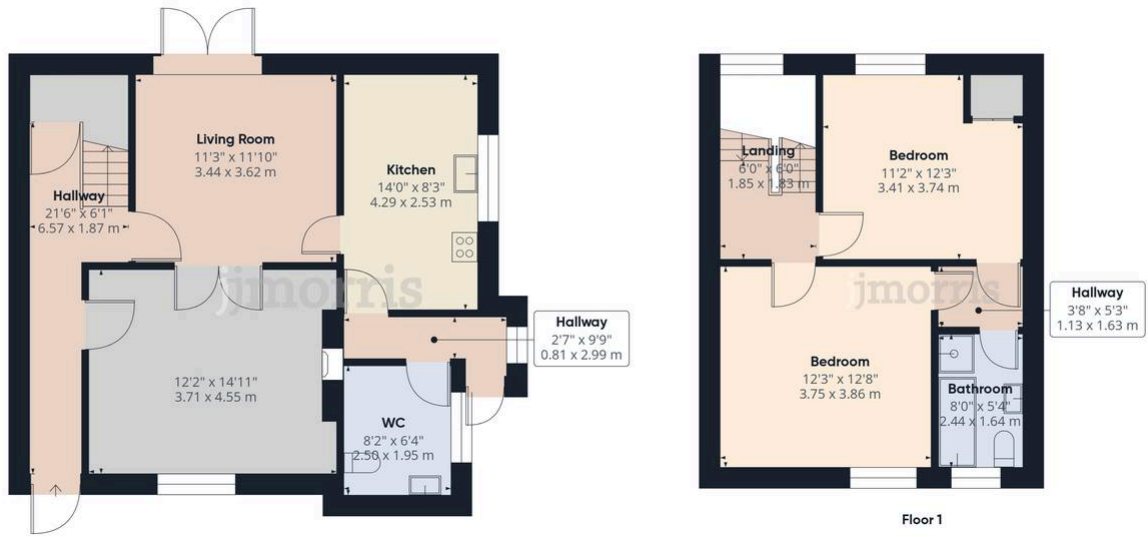
Broadband Availability

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 mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor. O2 - Good outdoor and 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.



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