

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C' Pembrokeshire

Ref: LW/AMS/10/25/draft1

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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4 Grove Terrace, St Dogmaels, Pembrokeshire, SA43 3ER

- Terraced Property
- Popular Village Location
- Kitchen & Utility Room
- Walking distance to River / Coast
- Courtyard Garden
- Gas Central Heating
- Well Presented
- Two Reception Rooms
- Walking distance to Local Amenities
- EPC Rating; D

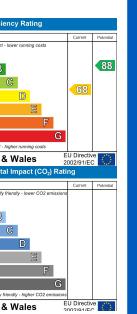
Offers Over £180,000

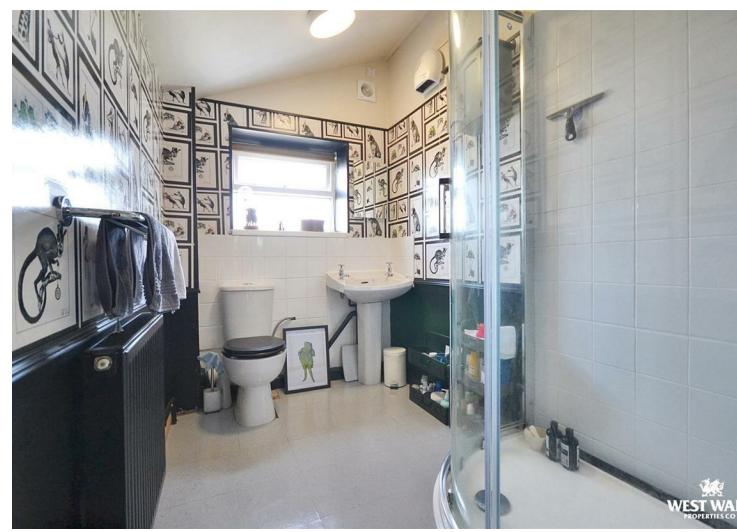
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The Agent that goes the Extra Mile





DIRECTIONS

From Cardigan cross the river using the old bridge and take the first turning right, onto the B4546 St Dogmaels Road. Proceed through the village high street and follow the B4546 towards Poppit Sands and the property will be located on your right hand side. It is the lemon coloured mid terraced property. What three words //custodian.suave.warms

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.