



55 Maesydderwen, Cardigan, SA43 1PE

£450,000

A brand new, highly appointed Three Bedroom Detached Bungalow on a popular development of similar properties in Cardigan. The accommodation comprises: Entrance Hall, Living Room, Open Plan Kitchen/Diner/Living Room, Utility, Master Bedroom with Ensuite, Two Further Bedrooms and a Family Bathroom. Parking, Integral Garage and Gardens. Please note, the virtual tour and internal photographs shown are from a similar property, recently completed.

Entrance Hall

Wood effect flooring, cloak and airing cupboard.

Living Room 19'0" x 13'1" (5.8 x 4)



Dual aspect Upvc double glazed window, TV and Sat points, underfloor heating.

Open Plan Kitchen/Diner/Family Room 25'7" x 20'4" overall (7.81 x 6.21 overall)



Tiled floor throughout.

Kitchen 12'5" x 8'6" (3.80 x 2.61)



Having a range of wall and base units with granite worktop surfaces, and splashbacks, inset 1.5 sink unit, ceramic hob with extractor above, eye-level double oven, integrated dishwasher, recessed spotlights, Upvc double glazed window.

Dining/Family Room

Upvc double glazed French door, Velux window, Upvc double glazed window to the rear.

Utility Room 10'10" x 5'2" (3.32 x 1.6)

Returning to the Hall, doors to:-

Master Bedroom 13'9" x 11'8" (4.20 x 3.57)



Upvc double glazed window to the front, door to:-

Ensuite 9'6" x 6'6" (2.90 x 2.00)



Walk-in shower with rainfall shower head, vanity unit with sink, concealed cistern and low flush WC.

Bedroom Two 12'5" x 11'5" (3.80 x 3.50)



Upvc double glazed window to the rear

Bedroom Three 9'10" x 8'10" (3 x 2.7)



Upvc double glazed window to the rear.

Bathroom 10'7" x 8'2" (3.24 x 2.5)



Walk-in shower enclosure with rainfall shower, panel bath, low flush WC, basin and vanity unit, tiled floor and walls, Upvc double glazed window, recessed spotlights.

Externally

To the front - block paved driveway providing parking, lawned front garden, side access gates to rear garden.

Garage 16'8" x 12'0" (5.1 x 3.66)

Electric door, door to Utility Room.

Rear Garden with lawned garden, patio or composite decking area, depending on specification.

Services, etc.

Services - Mains electric, water and drainage.

Local Authority - Ceredigion County Council

Tenure - Freehold and available with vacant possession upon completion.

What3Words - [///range.orchestra.carpentry](https://www.what3words.com/range/orchestra.carpentry)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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