



149 Maesglas, Cardigan, SA43 1AZ

**£195,000**

A good sized Three Bedroom Semi Detached House in the popular residential area of Maesglas, Cardigan with accommodation comprising: Entrance Hall, Living Room, Dining Room, Kitchen, Utility and W.C. To the first floor there are Three Bedrooms and a Family Bathroom. Externally there is Off Road Parking and a Garage with Gardens to the front and rear.

### Situation

Maesglas is a residential development within walking distance of Cardigan Town centre, built by the Local Authority c1950's/60's. It is convenient for the towns amenities, which includes Places of Worship, Junior & Secondary Schools, College of Further Education, Health Centre, 2 Supermarkets, various Shops & Stores, Leisure Centre, Swimming Pool, Rugby & Bowls Clubs etc. etc. Cardigan has established at the lowest crossing point of the River Teify, some 2 miles inland of the beautiful West Wales Coastline. Historic attractions includes the recently restored Norman Castle Walls and Castle Green House.

### Glazed Entrance Door to:-

### Hall



Wood effect flooring, stairs rising off, radiator, coved ceiling.

### Living Room 13'4" x 11'1" (4.08 x 3.39)



Wood effect flooring, large Upvc to front, coved ceiling. Door to:-

### Dining Room 10'3" x 10'0" (3.13 x 3.05)



Upvc double doors to rear, wood effect flooring, coved ceiling, radiator. Door to:-

### Kitchen 10'0" x 9'3" (3.07 x 2.83)



Having a range of base and wall units, stainless steel sink unit, 4 ring gas hob, double oven, tiled splashbacks, pantry cupboard, radiator. Door to:-

### Utility Room 9'1" x 7'6" (2.77 x 2.3)



Wall and base units with worktop surfaces, void and plumbing for automatic washing machine, sky light, door to garage, Upvc door to rear.

### Cloakroom/WC



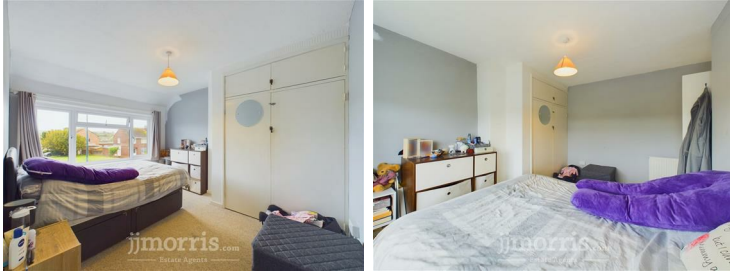
Low flush WC, wash hand basin, window.

### Landing



Loft access, Upvc window to side.

### Bedroom One 10'4" x 12'5" (3.15 x 3.81)



Upvc window to front, airing cupboard with slatted shelves and Logic gas boiler, radiator.

### Bedroom Two 12'0" x 8'11" (3.67 x 2.73)



Radiator, Upvc window to rear.

### Bedroom Three 9'5" x 8'5" (2.89 x 2.57)



Upvc window, radiator.

### Bathroom



Low flush WC with concealed cistern, wash hand basin set in vanity unit, bath with shower and screen, tiled walls, radiator, Upvc window.

### Garage 15'8" x 9'1" (4.78 x 2.79)

### Externally



Off road parking to the front with lawned garden. To the rear is a good sized lawned garden with raised planter and timber shed.

### Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

### 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 0.9mbps upload and 8mbps download and Superfast 18mbps upload and 73mbps 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 Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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](http://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.

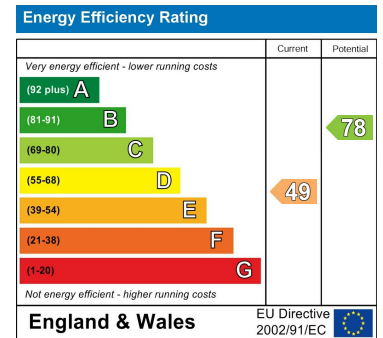
## Floor Plan



## 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.