



110 Maesglas, Cardigan, SA43 1AR

£199,950

A two bedroom semi detached bungalow situated within walking distance of Cardigan town and on a bus route. The property benefits from parking and gardens, with accommodation comprising: hall, living room, kitchen, two bedrooms and a shower room.

Entrance Hall



Loft access, radiator, wood effect flooring, covered ceiling.

Bedroom Two



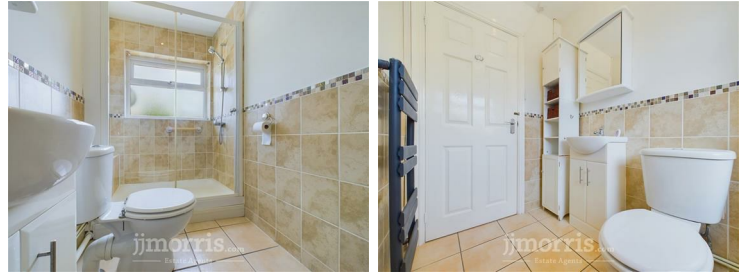
Upvc window, radiator, covered ceiling.

Living Room



Upvc window, radiators, wood effect flooring, covered ceiling.

Shower Room



Low flush WC, hand wash basin over unit, walk-in shower with fitted shower, Upvc window, part tiled walls, tiled floor, heated towel rail, spotlights.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, void and plumbing for dishwasher/washing machine, space for fridge and freezer, cupboard housing central heating boiler, fuse box, Upvc windows, part tiled walls, tiled floor, door to garden.

Externally



Lawned and gravel parking area to the front. To the rear there is a patio area and steps up to to gravel area with timber shed.

Bedroom One



Upvc window, radiator, covered ceiling.

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: Ceredigion County Council

Council Tax: Band C

What Three Words; ///ghosts.lecturers.prevented

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 16mbps 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 Voice - Likely & Data - Likely

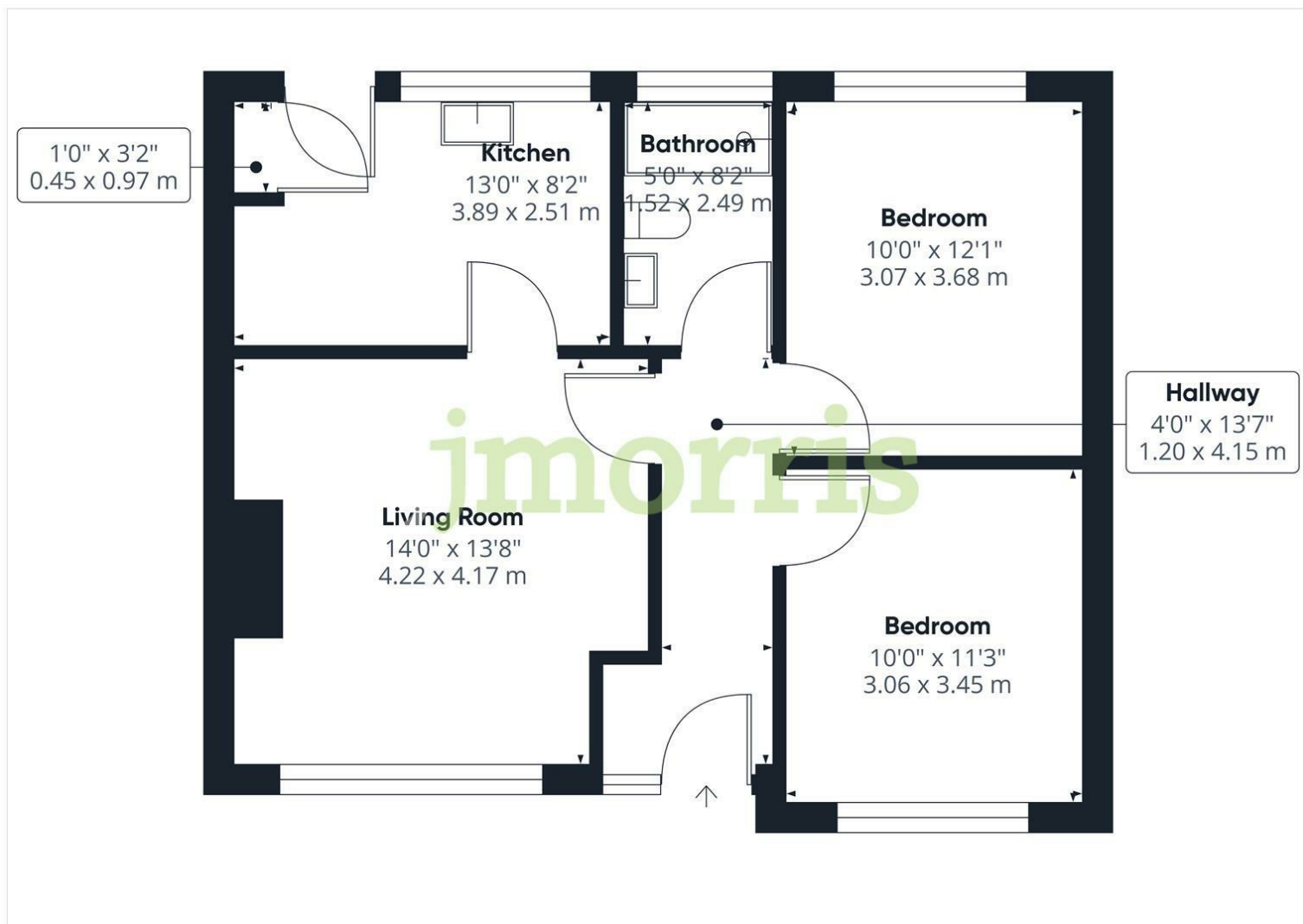
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

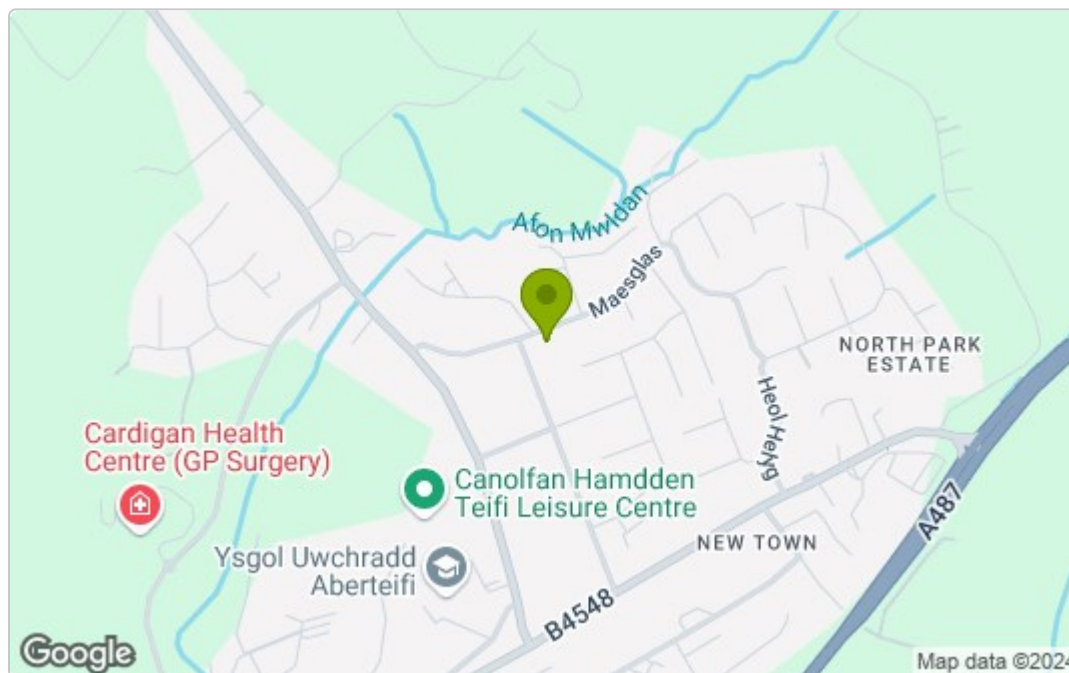
Vodafone. Voice - Limited & Data - Limited

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.

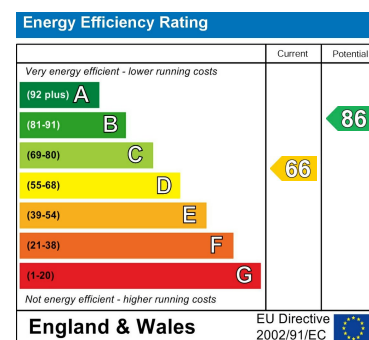
Floor Plan



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.