

125 Maesglas, Cardigan, SA43 1AQ

£200,000

A well maintained two bedroom semi detached bungalow situated within the market town of Cardigan, within walking distance of the town centre and local amenities. The property briefly comprises hall, living room, kitchen, utility, two bedrooms and a modern wet room. Externally, there are gardens to the front and rear, with the rear benefitting from parking and low maintenance decorative gravel gardens.

Situation

Maesglas is a residential development within walking distance of Cardigan Town centre, built by the Local Authority, circa 1950s. It is convenient for the town's amenities, which include Places of Worship, Junior and Secondary Schools, College of Further Education, Health Centre, two Supermarkets, various shops and stores, Leisure Centre, Swimming Pool, Rugby and Bowls Club, etc. Cardigan has established at the lowest crossing point of the River Teifi, some 2 miles inland of the beautiful West Wales coastline. Historic attractions include the recently restored Norman Castle Walls and Castle Greenhouse.

UPVC double glazed door with matching side panel opens to:

Entrance Hall

Radiator, doors to:

Living Room

UPVC double glazed window to the front, wooden fire surround with inset coal effect gas fire, coved ceiling, wall lights.

Kitchen

Having a range of wall and base units with complimentary worktop surface over, inset stainless steel sink unit, built in electric oven, gas hob with extractor fan over, tiled splash back, tiled flooring, space for table, pantry cupboards.

Bedroom One

UPVC double glazed window to the front, radiator.

Bedroom Two

UPVC double glazed window to the rear, radiator.

Shower/Wet Room

A modern fitted wet room with panelled walls, low flush wc, wall mounted wash basin, electric shower, UPVC double glazed window, extractor fan.

Rear Cupboard Area

External Shed/Utility

Plumbing for washing machine.

Externally

Good sized lawned area to the front. The rear garden provides off-road parking, decorative shale, low maintenance flower and shrubs borders, paved patio, timber shed.

Utilities & Services

Heating Source: Mains 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

What3Words: ///flesh.unloads.radically

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

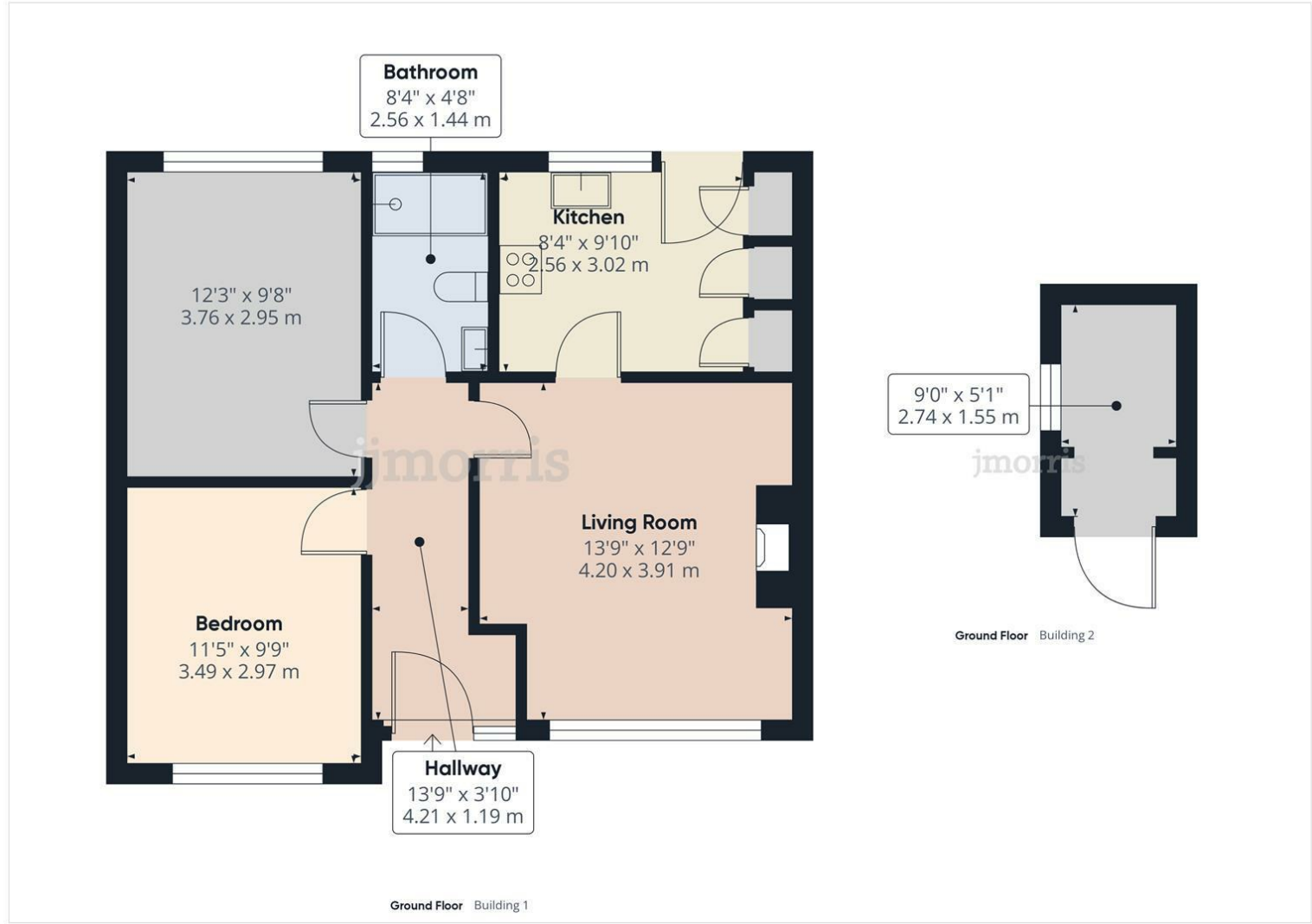
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

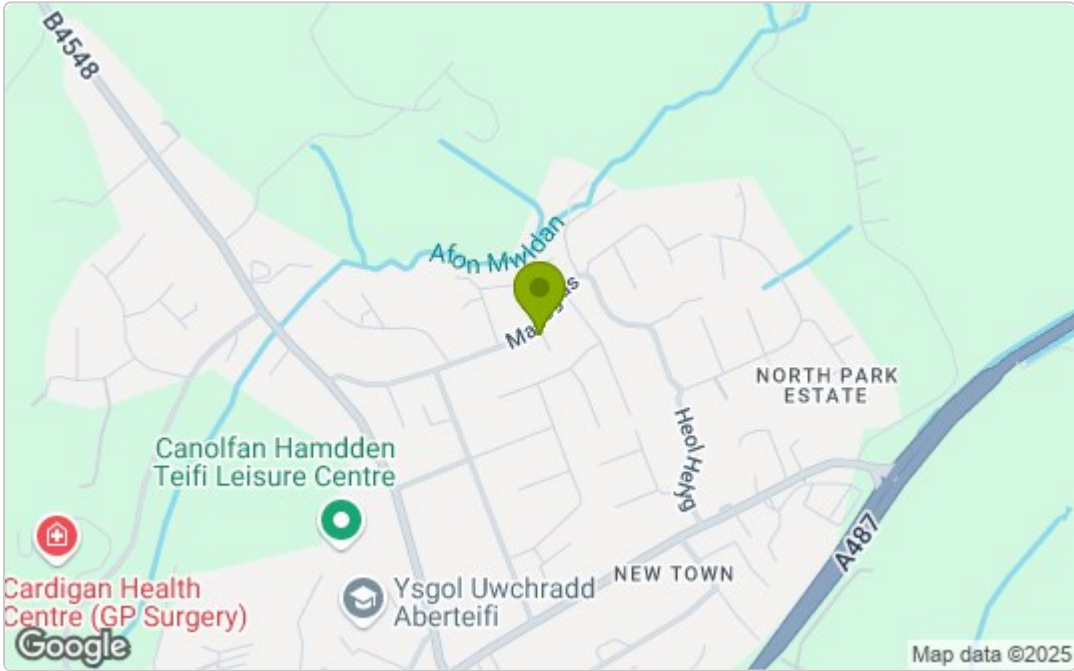
Vodafone. Voice - Limited & Data - Limited

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

