

2 Maes-Y-Coed, Cardigan, SA43 1AP

£335,000

A spacious three bedroom link-detached bungalow set in the favoured Maes-Y Coed cul-de-sac, within the market town of Cardigan. The accommodation briefly comprises: Hall, Living Room, Kitchen/Diner, Rear Lobby, W.C. Three Bedrooms and a Family Bathroom. There is Parking, Garage and Gardens.

Hallway

uPVC door, carpet floor, uPVC sliding door to rear garden, coved ceilings.

W/C

Carpet floor, W/C, brick wall, uPVC window.

Storage Cupboard

Brick wall, carpet floor.

Kitchen

uPVC window and door, stainless steel sink, tiled splash back wall, range of wall and base units, coved ceiling, radiator, tiled floor.

Hallway

Carpet floor, uPVC door to rear garden, coved ceilings, storage cupboards, loft access, radiators.

First Bedroom

Carpet floor, radiator, uPVC window, storage cupboard, coved ceilings.

Second Bedroom

Carpet floor, radiator, uPVC windows, coved ceilings.

Third Bedroom

Carpet floor, radiator, uPVC Windows, coved ceilings, storage cupboard.

Bathroom

Vinyl floor, walk in shower, tiled walls, W/C, wash basin, tiled walls, uPVC window.

Lounge

Carpet floor, radiator, uPVC windows, coved ceilings, built in storage shelves, glazed double doors to kitchen.

Garage

Work bench, storage shelves, concrete base, uPVC Windows, up-and-over door.

External

To the front of the property there is a tarmac driveway with a lawn to the side as well as paved access to the rear garden. To the rear there is a patio, paved path and a lawned garden

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 D

What3Words: ///sapping.shunning.divider

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 9mbps 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 - Likely & Data - Likely

O2 Voice - Limited & Data - Limited

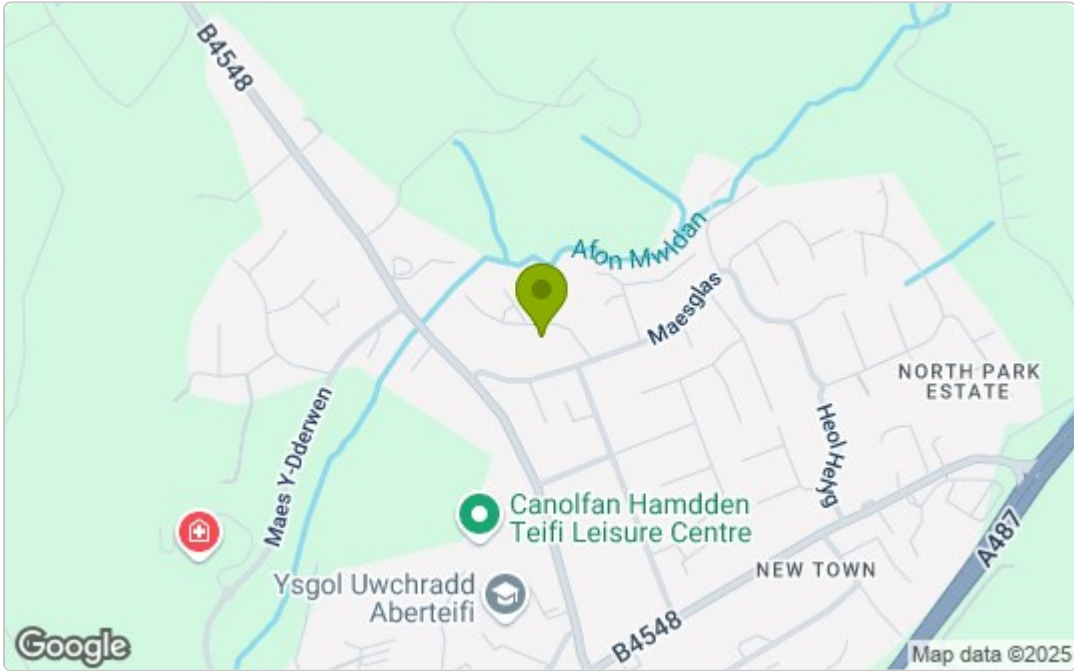
Vodafone. Voice - Limited & Data - Limited

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.

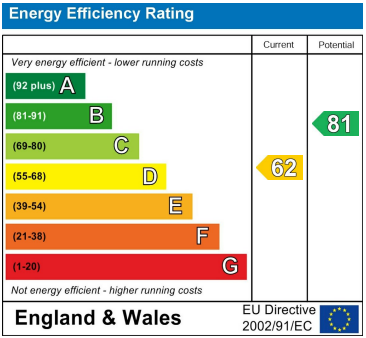
Floor Plan



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

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