



70 Maesglas, Cardigan, SA43 1BG

£235,000

A recently modernised and updated three bedroom semi detached house situated in the popular residential area of Maesglas, walking distance from Cardigan. The accommodation has recently undergone a scheme of improvements to include new heating and electrics, bathroom and kitchen. The property comprises: hall, living room, kitchen/diner, utility/conservatory, three bedrooms and a family bathroom. Externally, there is parking and gardens.

Entrance Hall



Stairs rising off to the first floor, understairs storage, coved ceiling, radiator, wood effect flooring, door to:-

Living Room



uPVC double glazed window, coved ceiling, wood effect flooring, radiator, door to:-

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, inset 1.5 sink and drainer unit, counter top hob with extractor fan over, integrated Hotpoint appliances, oven/grill, integrated fridge/freezer, spotlights, coved ceiling, radiator, part tiled walls, wood effect flooring, uPVC double glazed window, uPVC double glazed patio doors, door to:-

Conservatory/Utility



uPVC double glazed windows, space for washing machine and dryer.

FIRST FLOOR

Landing



uPVC double glazed window, loft access, coved ceiling, doors to:-

Bedroom One



uPVC double glazed window, coved ceiling, radiator.

Bedroom Two



uPVC double glazed window, coved ceiling, radiator.

Bedroom Three



uPVC double glazed window, coved ceiling, radiator, built-in storage.

Bathroom



Low flush WC, pedestal hand wash basin, bath with fitted shower over, extractor fan, wooden panel ceiling, part wooden panel walls, part tiled walls, tiled flooring, spotlights, uPVC double glazed window.

External



Driveway providing parking to the side, low maintenance paved front garden. To the rear there is a good sized lawned garden with paved pathway, three useful outhouses and a raised planter.

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: [///olive.history.shun](https://www.what3words.com/olive.history.shun)

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 14mbps upload and 66mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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 mobile coverage

EE Good outdoor and indoor

Three Good outdoor, variable indoor

O2 Good outdoor and indoor

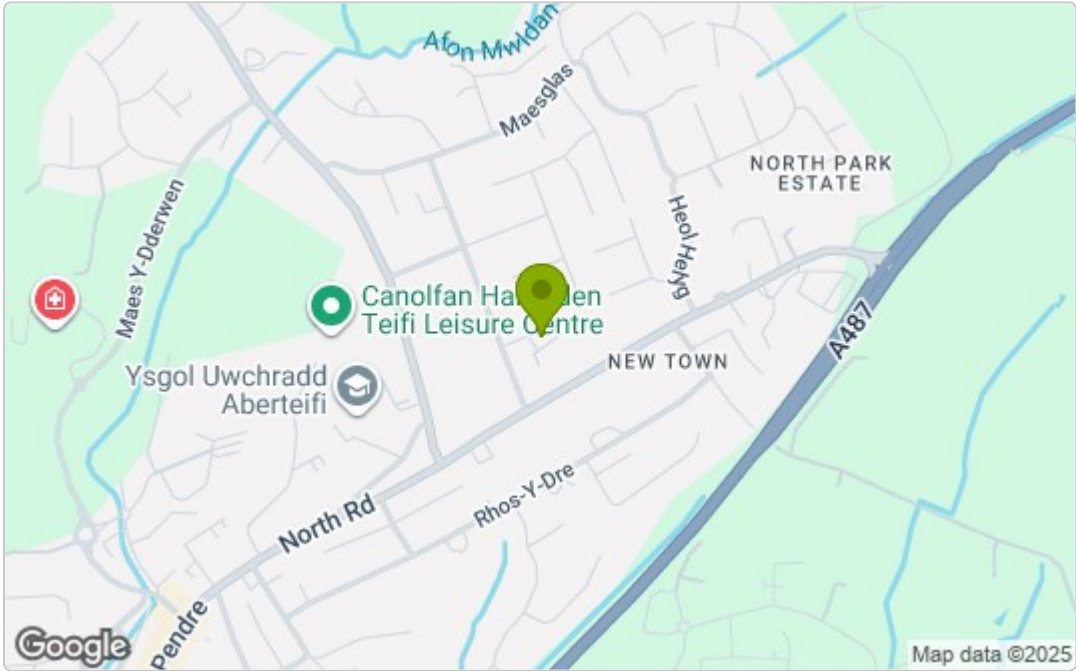
Vodafone. Good outdoor, variable indoor

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](https://www.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.

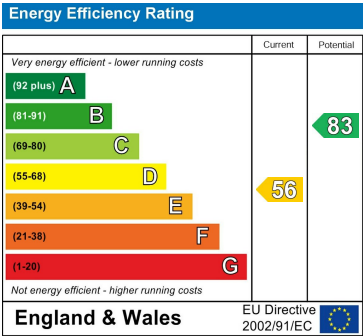
Floor Plan



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.