



Maes A Mor Park Place, Cardigan – SA43 1AE

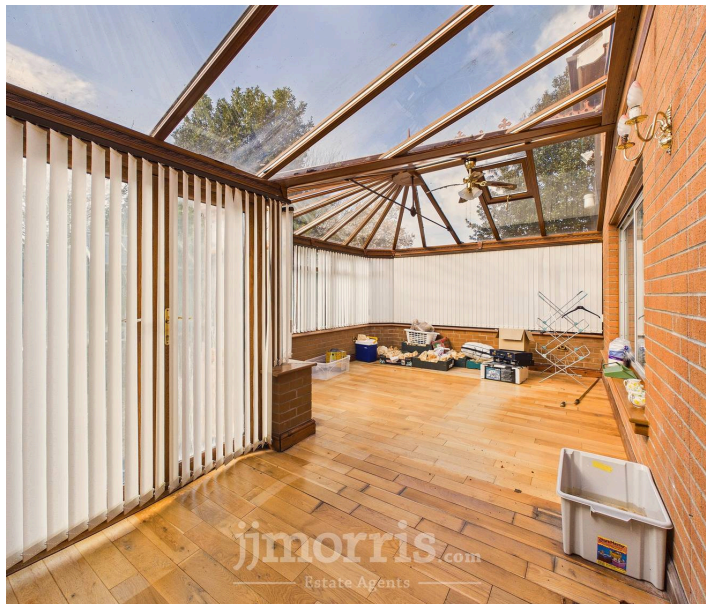
£395,000 Freehold

A deceptively spacious four/five bedroom detached dormer bungalow, situated on one of the favoured roads in Cardigan town, within walking distance of the nearby recreational facilities including local schooling, high street and major supermarkets. The accommodation comprises: porch, hall, cloakroom/wc, living room, conservatory, dining room/fifth bedroom, kitchen/diner, inner hall, secondary kitchen/utility, laundry room, two ground floor bedrooms and a family bathroom. To the first floor there is a spacious landing with plenty of storage, two further bedrooms and a shower room.

Externally, there are electric gates, parking, garage and good sized gardens to the front and rear, with the rear garden having the benefit of a timber cabin, which could be utilised as overflow accommodation or a home office.

Council Tax band: E

Tenure: Freehold



Front Porch

Tiled floor, coved ceiling, wooden glazed door to:-

Hallway

Radiator, coved ceiling, door to:-

WC

WC, hand wash basin with tiled splashback, radiator, double glazed window.

Living Room

Radiators, double glazed windows, fireplace with gas fire place and stone feature surround, coved ceiling.

Sun Room

Wooden floor, wood effect uPVC double glazed windows and doors, sliding door to Hallway.

Dining Room/Bedroom Five

Radiator, double glazed windows, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces over, stainless steel sink unit, tiled floor and walls, radiator, double glazed window.

Rear Hallway

Tiled floor, tiled walls, double glazed window, door to rear garden.



Utility/Secondary Kitchen

Having a range of wall and base units, Rangemaster cooker, tiled floor and walls, double glazed window.

Laundry Room

Storage units, tiled floor and walls, void and plumbing for washing machine, double glazed window, door to WC, door to rear garden.

Bedroom One

Hand wash basin with storage unit under, radiator, double glazed window, coved ceiling.

Bedroom Two

Hand wash basin with storage unit under, radiator, double glazed window, coved ceiling.

Bathroom

Bath, hand wash basin, WC, bidet, double glazed window, tiled floor and walls.

Landing

Airing cupboard, storage cupboard, radiator, Velux window, coved ceiling.

Bedroom Three

Hand wash basin, built-in wardrobe, radiator, double glazed window, coved ceiling.

Bedroom Four

Hand wash basin, double glazed window, radiator, coved ceiling.





Store Room

Loft hatch, door to eaves storage.

Bathroom

Hand wash basin, WC, shower, tiled floor and walls, radiator, double glazed window.

Garage

Electric roll over door, double glazed window, storage units.

Utilities and Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band What3Words:

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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.



GARDEN

The property is set on a generous plot with low maintenance gardens to the front and rear with raised flower and shrub borders, greenhouse and a timber cabin, which can be utilised as a home office or overflow accommodation.



Floor 0



Floor 1



You can include any text here. The text can be modified upon generating your brochure.

