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5 Maes-y-Coed, Cardigan – SA43 1AP

Cardigan

£335,000

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Cardigan, Cardigan

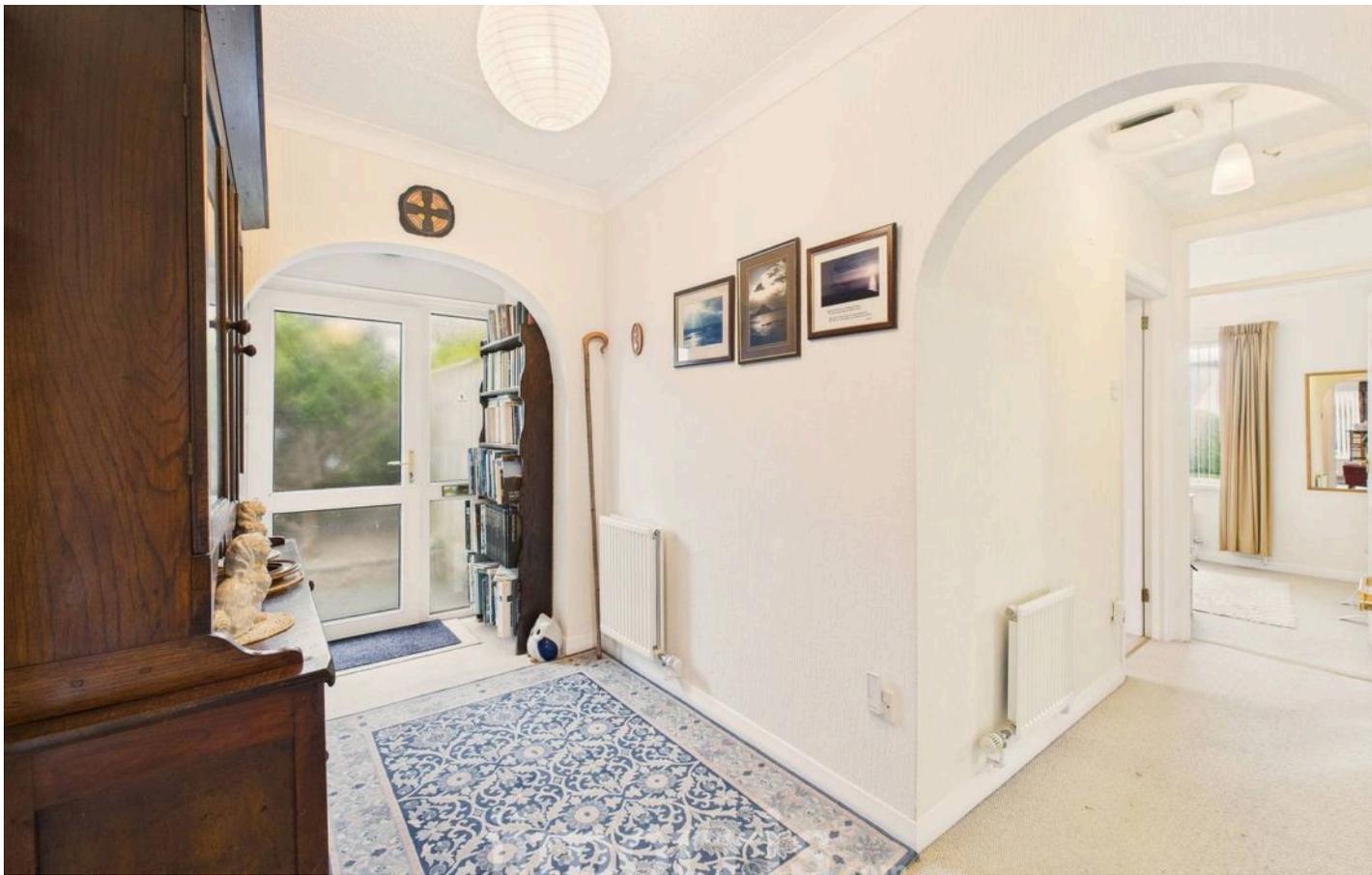
This spacious three bedroom link-detached bungalow is situated in the sought-after Maes Y Coed cul-de-sac, within the vibrant market town of Cardigan. The property with ample off-road parking for two to three vehicles. The property falls within Council Tax Band D, offering an attractive option for buyers looking to settle in a popular residential area close to local amenities and transport links. The Accommodation comprises - Entrance Hallway, Living Room, Kitchen, Dining Room, Three Bedrooms and Shower/Wet Room, Rear Entrance, Office/Study, Conservatory, WC/Boiler Room, Garage/Store Room. Externally Ample off-road parking for Two/Three vehicles, enclosed rear garden well-maintained lawn, complemented by mature shrubs and bushes.

Council Tax band: D

Tenure: Freehold

- A Spacious Three Bedroom Link-Detached Bungalow.
- Set in the Favoured Maes Y Coed Cul-De-Sac.
- Within the Market Town of Cardigan.
- Ample Off-Road Parking for Two/Three Vehicles.
- Council Tax Band - D





Situation

Cardigan (Aberteifi) is a well-established market town situated in west Wales, within the county of Ceredigion, close to the Pembrokeshire border. The town lies at the mouth of the River Teifi, overlooking the Teifi Estuary and within easy reach of Cardigan Bay and the wider coastline. Cardigan offers a comprehensive range of local amenities, including supermarkets, independent shops, cafés, leisure facilities, primary and secondary schools, and a community hospital. The town centre retains a strong sense of character, with historic buildings and the landmark Cardigan Castle. The area is well placed for transport links, with the A487 providing access north towards Aberystwyth and south to Fishguard and Haverfordwest, connecting to ferry services for Ireland. Surrounded by attractive countryside, beaches, and coastal paths, Cardigan is popular with families, retirees, and buyers seeking a balance of town convenience and coastal living, making it a desirable location within west Wales

Entrance Hall

Coved ceiling, radiator, built-in storage, loft access, doors to:-

Living Room

Coal effect electric fire with feature surround, coved ceiling, radiator, uPVC double glazed windows.

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, electric oven with extractor fan over, space for fridge/freezer, built-in airing cupboard, part tiled walls, tiled flooring, coved ceiling, uPVC double glazed window, doors to:-



Dining Room

uPVC double glazed windows, radiator, coved ceiling, wood effect flooring, doors to:-

Bedroom One

uPVC double glazed window, radiator, coved ceiling.

Bedroom Two

uPVC double glazed window, radiator, coved ceiling, fitted wardrobes.

Bedroom Three

uPVC double glazed windows, radiator, coved ceiling, fitted wardrobes.

Shower Room

Low flush WC, hand wash basin, walk-in shower, electric shower with extractor fan over, part Aqua panel walls, part tiled walls, vinyl flooring, heated towel rail, uPVC double glazed window.

Rear Entrance

uPVC double glazed window, built-in pantry, plumbing for dishwasher, vinyl flooring, doors to:-

Pantry

Wooden window, plumbing for washing machine, tiled flooring.

WC/Boiler Room

Low flush WC, Worcester boiler, uPVC double glazed window, tiled flooring.

Conservatory

uPVC double glazed windows, tiled flooring, uPVC double glazed door to the Garden.

Office/Study

Single glazed wooden windows.

Garage/Store Room

Range of wall and base units, space for dryer, fuse box, up-and-over door.



Utilities and Services

Heating Source: Oil fired 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: [///animates.underline.credited](#)

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 mobile coverage EE - Good outdoor and indoor Three - Good outdoor and indoor O2 - Good outdoor Vodafone. - Good outdoor 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.

Garden

The property is approached via a tarmac driveway providing ample off-road parking for several vehicles. A dwarf wall forms the front boundary with a paved path leading to the rear entrance and a tarmac path to the front door. Gated side access via a wooden gate leads to the property. The enclosed rear garden features a paved patio area, decorative gravel pathway and a well maintained lawn, complimented by mature shrubs and bushes. Additional features include an oil tank and a timber shed. Access is also provided to the conservatory.





Approximate total area⁽¹⁾
126.2 m²
1357 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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