



**70 Maesglas, Cardigan – SA43 1BG**

Cardigan

**£235,000**



## 70 Maesglas

Cardigan, Cardigan

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.

Council Tax band: C

Tenure: Freehold





### **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

## 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.

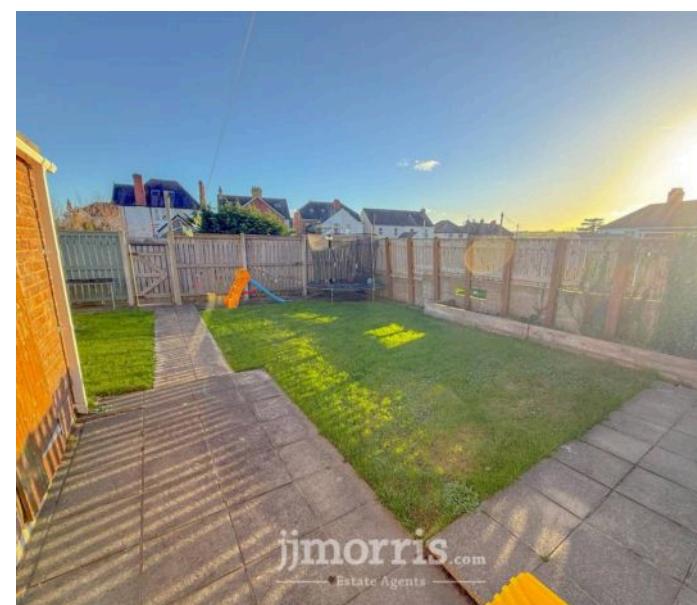


## **Broadband Availability**

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 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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





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