



42, Maesglas, Cardigan, SA43 1BQ

Offers in the region of £165,000







# 42, Maesglas, SA43 1BQ

- Three-bedroom mid-terrace in established Maesglas area
- Kitchen with tiled floor, gas hob, and space for appliances
- Two garden sheds and a greenhouse
- On-street parking directly outside, first come first served
- Just a short drive to the coast
- Two separate reception rooms with original fireplaces
- Front and rear gardens, with mature planting and pathways
- Outside W.C. in the back garden
- Short walk to Cardigan town centre and amenities
- EPC Rating : F

## About The Property

This three-bedroom home is within walking distance of Cardigan town This mid-terrace property in Maesglas offers practical space, two reception rooms, and a mature rear garden.

Built in the 1950s–60s by the local authority, this home is in a popular residential area of Maesglas, the three-bedroom mid-terrace house offers straightforward, functional living with a bit of charm that’s not often found in newer builds. Located just a short walk from Cardigan town centre, the property offers easy access to shops, schools, and other local amenities.

The house begins with a glazed entrance door that leads into a hallway, where stairs rise to the first floor. There’s also a handy under-stairs cupboard, perfect for tucking away shoes or the vacuum cleaner.

The main living room sits to the front of the house and features a central fireplace—currently with a disconnected gas fire—that could become a focal point again with some attention. A good-sized window brings in natural light, helping to make the space feel open without being stark.

At the rear of the house is a separate dining room, which also includes a fireplace and overlooks the back garden. It connects directly to the kitchen, making it an easy setup for everyday meals or catching up over a cuppa. The kitchen itself is fitted with a range of wall and base units, tiled splashbacks, and a stainless steel sink unit under the window. There’s space and plumbing for a washing machine and room for a freestanding gas cooker. A tiled floor keeps it practical, and a rear door gives access to the garden beyond.

Upstairs, the layout includes two double bedrooms and a single, along with a family bathroom. The bathroom features a bath with shower, wash hand basin, and toilet, and benefits from a rear-facing window. Loft access is available from the landing, and there’s an airing cupboard providing some extra storage space.

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### Continued

The exterior of the property is where this house starts to show a bit of character. The front garden is enclosed with low wall and has a gate leading to the entrance, and one is also located to the side. There are a few shrubs and a paved seating area, giving it a straightforward, low-maintenance feel. A shared side alley provides access to the rear garden.

The back garden is mature and thoughtfully planted, with established shrubs and flowering plants lining winding paths. There are two garden sheds and a greenhouse, and even an outside W.C.—a bit of a rarity that adds a practical touch for garden days or

### summer BBQs.

On-street parking is available right outside the house, though it works on a first come, first served basis. That said, the area tends to be residential and access is usually straightforward.

This house would suit someone looking for a straightforward home with decent space and the kind of garden that's hard to find these days. Whether looking to move straight in and update over time or to renovate more thoroughly, there's plenty of scope here to make it into something special without starting from scratch.

Hallway  
10'10" x 6'0"

Lounge  
12'9" x 10'5"

Kitchen  
12'0" x 7'1"

Dining Room/Sitting Room  
11'8" x 11'7"

Landing  
9'0" x 5'8"

Bathroom  
7'0" x 5'5"

Bedroom 1  
13'4" x 9'10"

Bedroom 2  
12'4" x 11'10"

Bedroom 3  
9'3" x 7'5"

#### INFORMATION ABOUT THE AREA:

Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, shops, supermarkets and more, and within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

#### IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County

Council

TENURE: FREEHOLD

PARKING: No Parking, on street parking on a first come first serve basis

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) / Electricity Night storage heaters, one in the hallway, one in the front bedroom and one in the back bedroom.

Hot water tank in the airing cupboard on the landing with an immersion heater.

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there is a shared alleyway with No. 43.

FLOOD RISK: N/A - Surface Water: Low risk

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special

Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.







## OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

**LAND TRANSACTION TAX (LTT):** You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

**BUYING AN ADDITIONAL PROPERTY:** If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

**MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS:** As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on

a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

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**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC** - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. The seller has advised that there is a shared alleyway with No. 43.

**PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.**

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are



approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/05/25/OK/TR























#### **DIRECTIONS:**

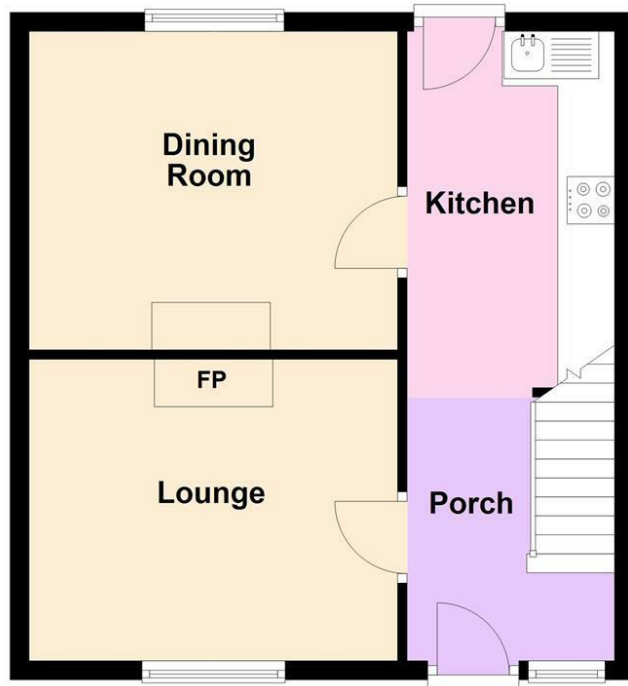
Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Aldi (on your right) you will see a left turn with the playing field to your right. Turn down this road and take the first right into Maesglas, follow the road around, then take the first left again (just past the row of garages). The property is located on your right, denoted by our for sale board, PLEASE NOTE There is no right turn out of the street as it is a one-way system





## Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



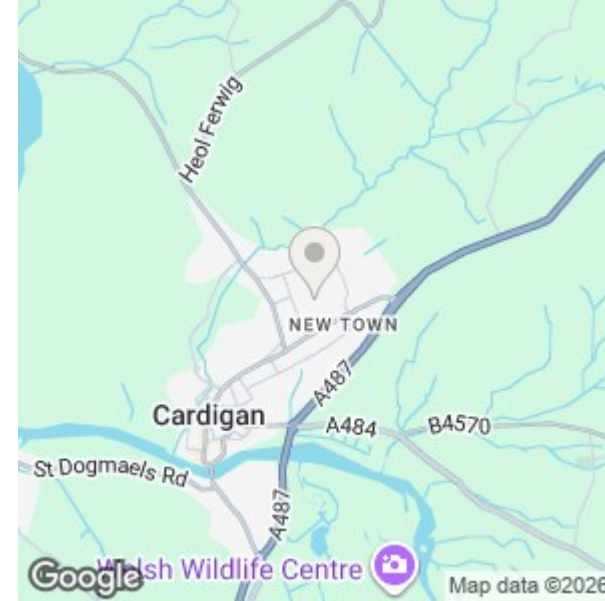
## First Floor

Approx. 41.5 sq. metres (446.4 sq. feet)




Total area: approx. 82.5 sq. metres (888.1 sq. feet)

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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