



3 Maes-y-Coed, Cardigan - SA43 1AP

£255,000 Freehold

Welcome to this well-presented three bedroom link-detached bungalow, ideally situated in a sought-after residential area. The property offers spacious and versatile accommodation, perfect for families or those seeking single-level living. Upon entering, you are greeted by a welcoming entrance hallway that leads to three generous reception rooms, providing ample space for relaxing, entertaining or working from home. The kitchen/diner is well-appointed and offers plenty of space for family meals, with a range of fitted units and room for appliances. The property features three comfortable bedrooms, all of which benefit from natural light and neutral décor. The modern bathroom is fitted with a white suite, and there is a separate WC for added convenience. Additional features include gas central heating, double glazing throughout and ample storage options. The bungalow also boasts a private driveway, garage and further off-street parking, making it ideal for households with multiple vehicles.



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Externally, the property enjoys a pleasant and manageable outdoor space. To the front, there is a small lawned garden that creates an attractive first impression, alongside a tarmac driveway which provides off-road parking for multiple vehicles. A paved path leads to the rear of the property, where you will find a patio area that is ideal for outdoor dining or relaxing in the warmer months. Raised flower beds add a touch of colour and interest, while steps lead up to a further lawned area that offers additional space for children to play or for keen gardeners to enjoy. The outside space is designed for ease of maintenance, allowing you to make the most of the garden without the need for extensive upkeep. This delightful bungalow combines comfortable living with practical outdoor areas, making it a wonderful opportunity for a variety of buyers.

Porch

Wooden door, tiled floor, door to:-

Hallway

Coved ceiling, door to:-

Living Room

Coved ceiling, electric fire, stone feature wall, recess storage cupboards, Upvc double glazed window, glazed sliding door to:-



Sitting Room/Dining Room

Radiator, coved ceiling, uPVC double glazed window, door to:-

Kitchen

Having a range of wall and base units, Rayburn, built-in oven and gas hob. stainless steel sink unit with mixer tap over, uPVC double glazed window, coved ceiling, airing cupboard, part tiled walls, door to:-

Front Porch

Tiled floor, coved ceiling, uPVC double glazed French doors.

Side Hallway

Tiled floor, uPVC double glazed rear door, doors to:-

WC

WC, hand wash basin, uPVC double glazed window, coved ceiling.

Store Room

With shelves, coved ceiling, vinyl flooring.

Garage

uPVC double glazed window, electric overhead garage door.

Rear Hallway

Coved ceiling, storage cupboard, loft access, cupboard housing boiler, airing cupboard.

Bedroom One

Radiator, uPVC double glazed window, coved ceiling.





Bedroom Two

Radiator, uPVC double glazed window, coved ceiling.

Bedroom Three

Radiator, built-in wardrobe, uPVC double glazed doors to:-

Conservatory

Tiled floor, uPVC double glazed windows on stone wall, uPVC door, polycarbonate roof.

Bathroom

Hand wash basin, low flush WC, bath with electric shower over, Tiled walls, towel rail, uPVC double glazed window, radiator, coved ceiling.



Garden

To the front there is a small lawned garden and tarmac driveway. Paved path to rear patio with raised flower beds and steps to lawned area.

Utilities and Services

Electric: Mains Water: Mains Drainage: Mains Heating: Gas central heating Tenure: Freehold and available with vacant possession upon completion, Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///butlers.activates.dream

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 9mbps 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.

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.



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