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Swn Y Coed Maes-y-Coed, Cardigan – SA43 1AP

£335,000 Freehold

A well maintained Three Bedroom Detached Bungalow situated conveniently within Cardigan town on a small and very popular cul-de-sac. The property boasts exceptionally well kept accommodation which is bright and spacious briefly comprising: Porch, Hall, Living Room, Kitchen/Diner, Snug, Conservatory, Inner Hall, Three Bedrooms, Shower Room and a Boot Room. Externally, there is a Garage with Workshop area, Gardens to three sides and extensive parking.

Council Tax band: D

Tenure: Freehold

EPC – C (69)



Entrance

uPVC double glazed door and side panel

Porch

With tiled floor, uPVC double glazed door to:-

Hallway

With radiator, doors to:-

Living Room

17' 5" x 11' 11" (5.31m x 3.63m)

uPVC double glazed window, wall light points.

Inner Hallway

Kitchen/Dining Room

11' 11" x 11' 1" (3.63m x 3.38m)

Having a range of base and wall units, worktop surfaces, inset ceramic 1.5 bowl sink and mixer tap, Rangemaster cooker hob, stainless steel extractor fan and splashback, space for table, washing machine, Worcester gas boiler, uPVC double glazed window, spotlights.

Snug

10' 0" x 9' 7" (3.05m x 2.92m)

Tiled floor, radiator, door to garage.





Conservatory

17' 1" x 13' 6" (5.21m x 4.11m)

With insulated roof, uPVC double glazed window, spotlights, Velux window, wall mounted electric heater, tiled floor.

Bedroom One

13' 5" x 11' 11" (4.09m x 3.63m)

uPVC double glazed window, radiator, spotlights.

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m)

uPVC double glazed window to the rear, radiator, cupboard, spotlights.

Bedroom Three

9' 5" x 8' 7" (2.87m x 2.62m)

uPVC double glazed window, radiator.

Shower Room

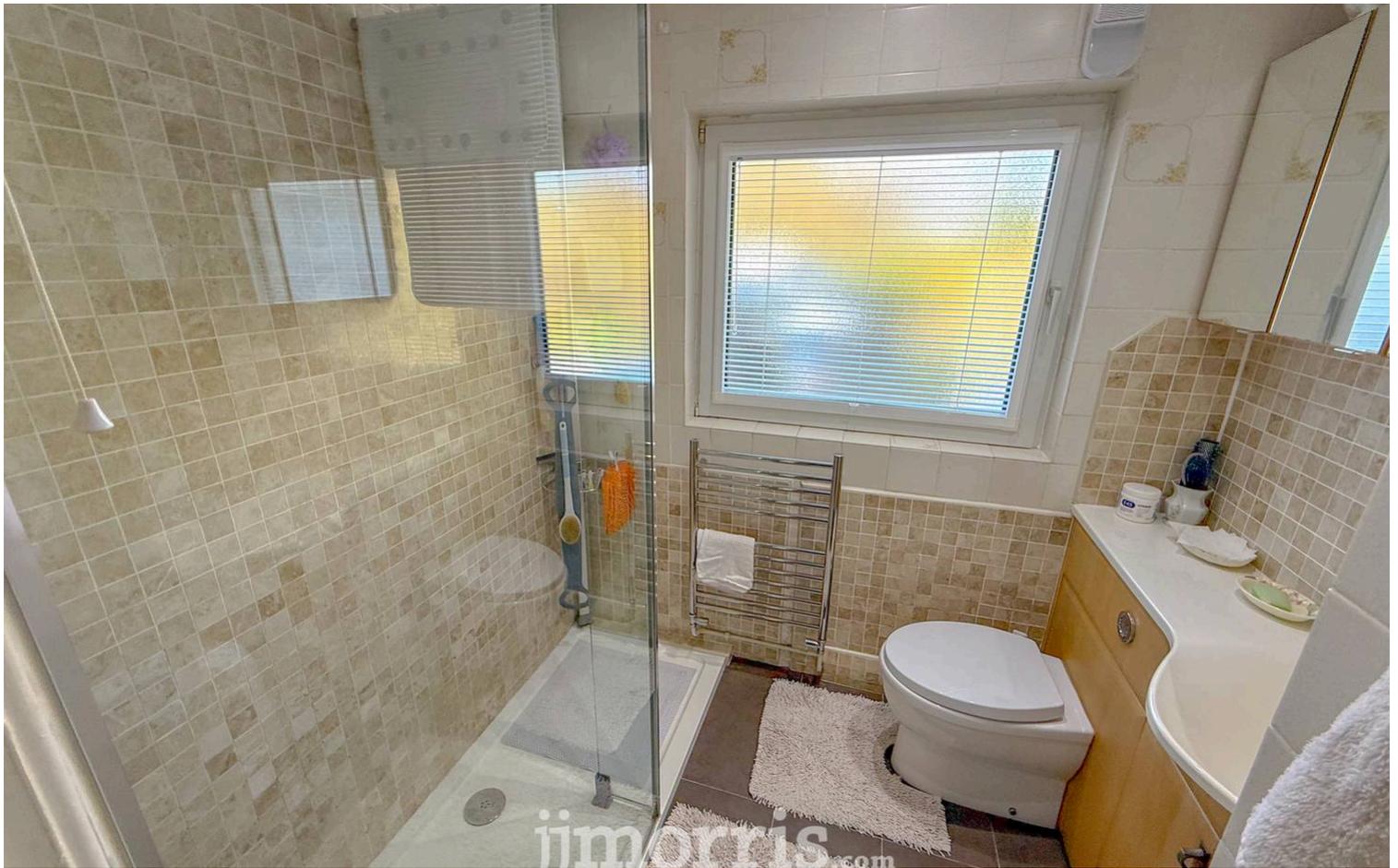
Low flush WC, built-in vanity unit, walk-in shower with Redring electric "rainwater" shower, heated towel rail, uPVC double glazed window, tiled floor.

Garage/Workshop

19' 8" x 15' 11" (5.99m x 4.85m)

With tiled floor, Belfast sink, hot and cold water, void and plumbing, WC.





Utilities and Services

Services-We are advised Mains Electricity, Water and Drainage connected. Local Authority-Ceredigion County Council. Property Classification-Band D. Tenure-Freehold and available with vacant possession upon completion. What3Words: [///waistcoat.anode.hamsters](https://www.what3words.com/?waistcoat.anode.hamsters)

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.

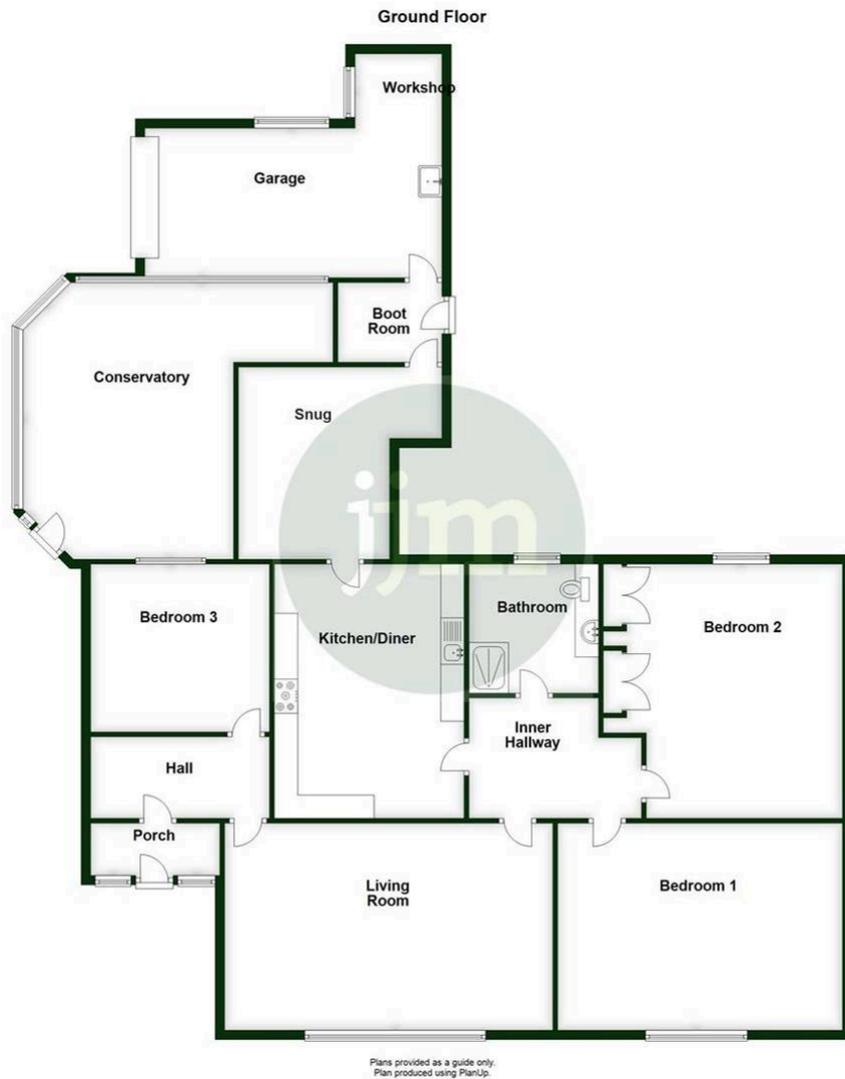
Mobile Phone Coverage

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

Concrete printed driveway provides extensive parking and access to the Garage/Workshop. Well kept gardens to three sides to include lawned garden, mature shrub borders along with raised planters.



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