



## 117 Maesglas, Cardigan – SA43 1AR

£194,500 Freehold

A well maintained two bedroom semi detached bungalow situated within the market town of Cardigan, within walking distance of the town centre and local amenities. The property briefly comprises hall, living room, kitchen, Two bedrooms and a Bathroom. Externally, there are gardens to the front and rear.

Council Tax band: C

Tenure: Freehold



#### **Entrance Hallway**

Loft access, radiator, coved ceiling, door to:-

#### **Living/Dining Room**

uPVC double glazed windows, radiator, feature fireplace with electric heater, door to:-

#### **Kitchen/Breakfast Room**

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, electric oven and counter top hob with extractor fan over, plumbing for washing machine, uPVC double glazed window, coved ceiling, part tiled walls, tiled flooring, built-in storage with Glow-worm Bet Com boiler, storage space with fuse box, door to garden.

#### **Bedroom One**

uPVC double glazed window, radiator.

#### **Bedroom Two**

uPVC double glazed window, radiator.

#### **Bathroom**

Low flush WC, vanity unit with hand wash basin, bath with fitted shower, uPVC double glazed window, tiled walls, tiled flooring, heated towel rail.



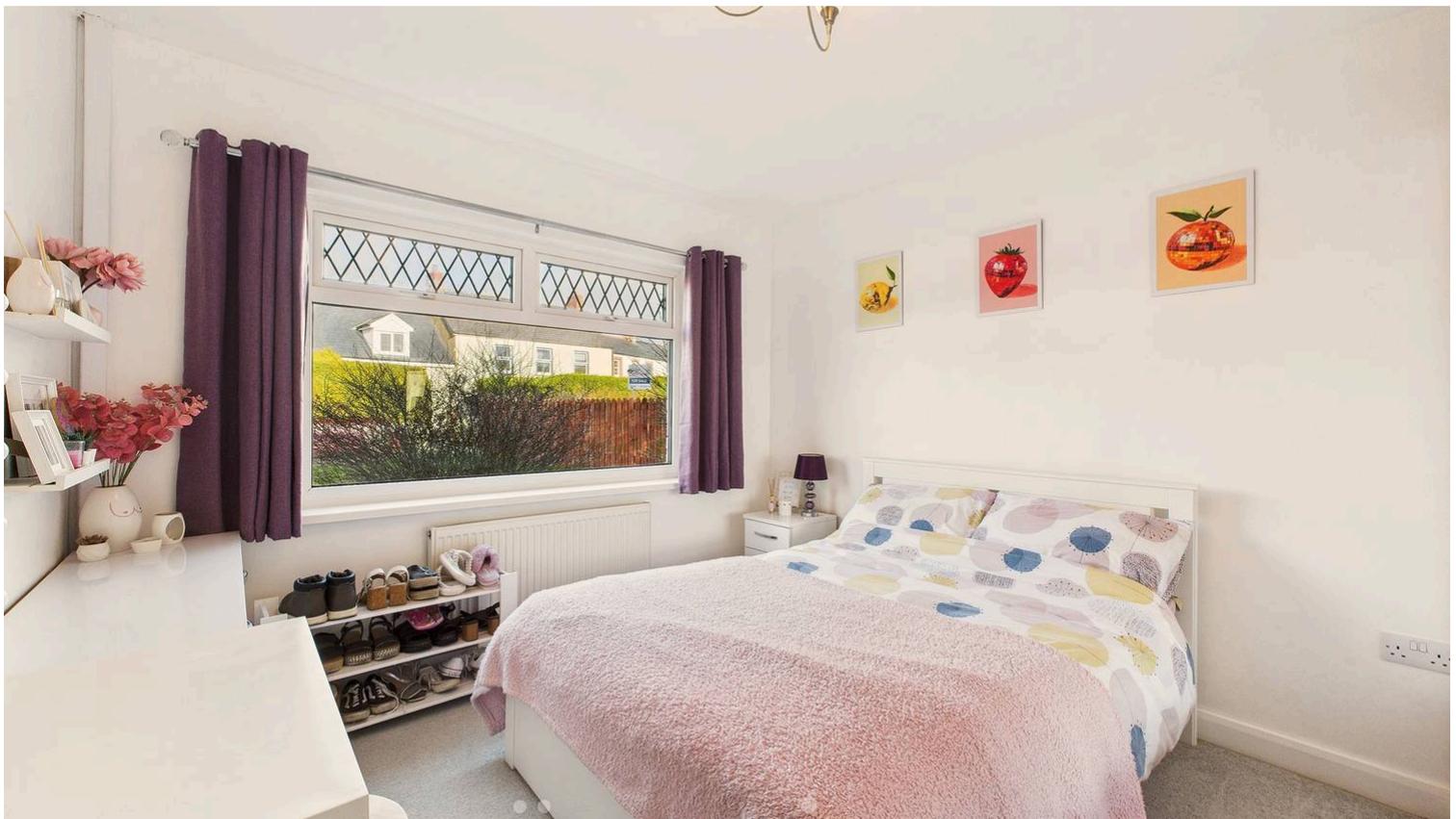


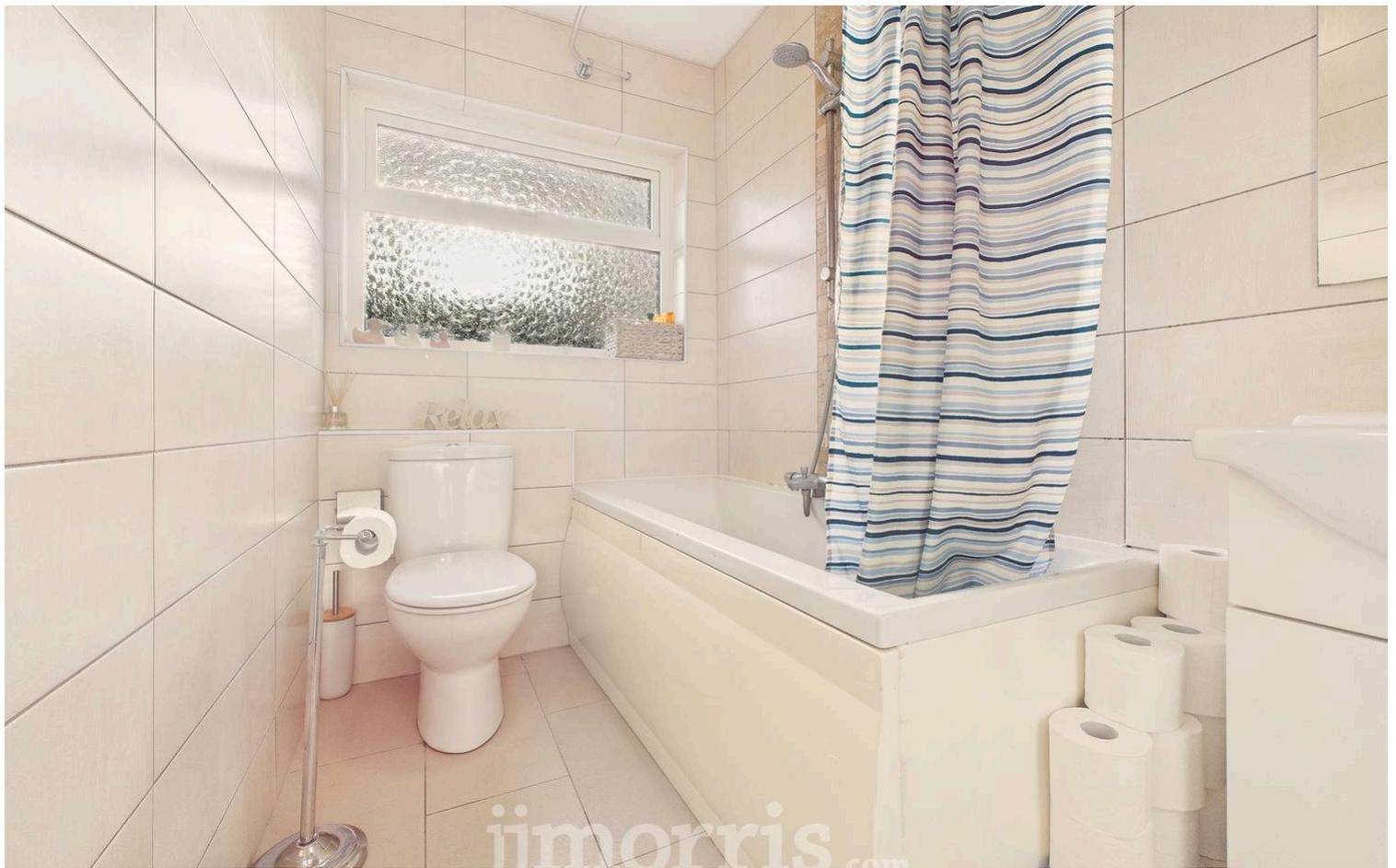
### Utilities & Services

Heating Source: 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: [///cave.chum.analogy](https://www.what3words.com/cave.chum.analogy)

### 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 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.

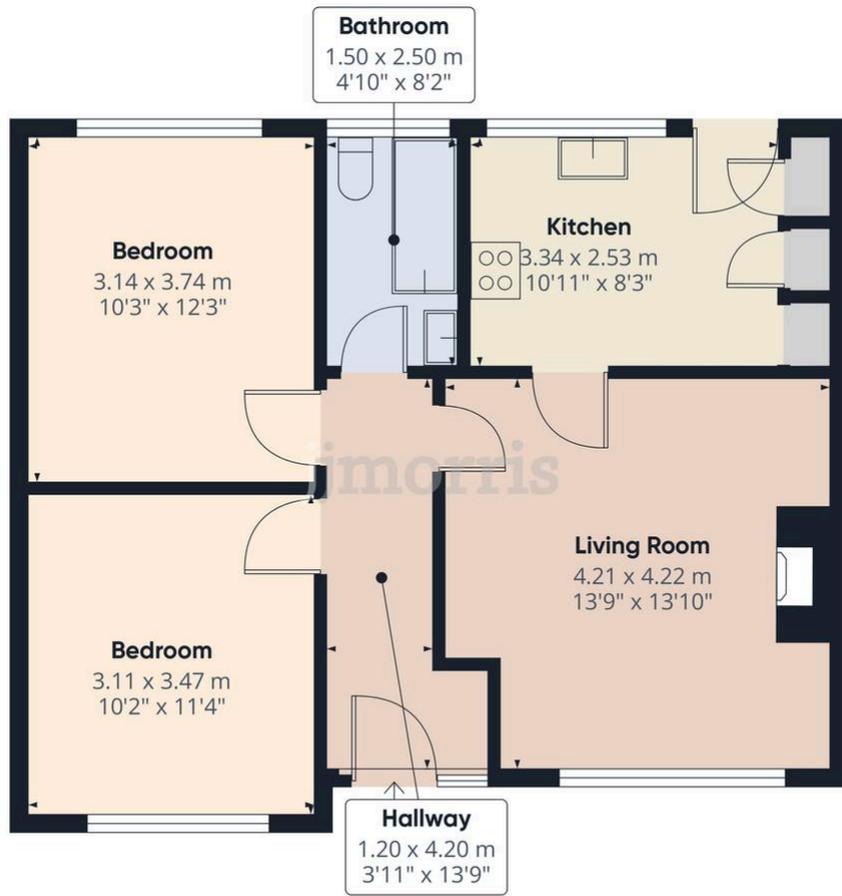
### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor. Three - Good outdoor, variable indoor. O2 - Good outdoor, variable indoor. 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 paved path to the front door with lawn on both sides. Access to the rear via the side to two outbuildings for storage, part lawn and part decorative gravel seating area.



You can include any text here. The text can be modified upon generating your brochure.

