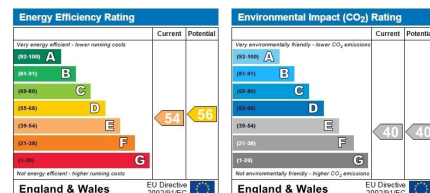




179 Maesglas, CARDIGAN SA43 1AY

Offers in the region of £169,995

Deceptive Size
2 Bed Semi Bungalow
Quiet Location
Close to Cardigan Town
Enclosed Garden
EER - E54



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RD/RO/70090/120619

DESCRIPTION

A spacious 2 bedroom semi-detached bungalow with off road car parking, situated on a popular residential cul-de-sac within the town of Cardigan. The property provides accommodation which is well kept and ready for immediate occupation, benefitting from a lovely conservatory, mains gas central heating and double glazing plus useful attic rooms. Outside there is a level good size sunny garden and paved driveway. This is an ideal home for a couple or small family looking for the convenience of town and the peace and quiet of a cul-de-sac. Viewing is highly recommended!
EER - E54

ENTRANCE

Enter via double glazed obscure glass front door with obscure glass panels either side, stairs to first floor, laminate flooring, radiator, doors to:

BEDROOM ONE

11'4 x 10'3 (3.45m x 3.12m)
Window to front, laminate flooring, radiator.

BEDROOM TWO

12'2 x 10'3 (3.71m x 3.12m)
Window to rear, laminate flooring, radiator.

BATHROOM

4'8 x 8'2 (1.42m x 2.49m)
Low level WC, wash hand basin enclosed in vanity unit with mixer tap, bath with electric shower, mixer tap and shower screen, Velux window, tiled walls, tiled flooring, ladder style radiator, spotlights, extractor fan.

LOUNGE/DINER

13'7 x 11'8 (4.14m x 3.56m)
Window to front, laminate flooring, gas fire with pine surround and hearth, radiator, wall lights.

KITCHEN

12'7 x 8'3 (3.84m x 2.51m)
Wide range of modern wall and base units with worktops over, 4 ring gas hob with extractor over, split level fitted double electric oven, 1½ bowl sink unit with mixer tap, Worcester gas boiler providing domestic hot water and central heating, large open hatch (formally the window) into conservatory, opening to:

SMALL PASSAGEWAY

2'9 x 5'1 (0.84m x 1.55m)
Opening to:

OFFICE/STUDY

5'9 x 4'9 (1.75m x 1.45m)
Window to rear, fitted Venetian blind, laminate flooring, wall lights, opening to:

CONSERVATORY

15'1 x 9'4 (4.60m x 2.84m)
Fitted with Venetian blinds, laminate flooring, wall lights, 2 separate doors to rear garden and covered side passageway which leads to the front of the property.

FIRST FLOOR

No building regulation approval has been passed for this loft conversion, comprising a small landing area with doors to:

ROOM 1

13' x 10'7 (3.96m x 3.23m)
Velux window, radiator, under eaves storage cupboard.

ROOM 2

7'9 x 10'7 (2.36m x 3.23m)
Velux radiator, under eaves storage cupboard.

ROOM 3

6'1 x 3'6 (1.85m x 1.07m)
Low level WC, wash hand basin in vanity unit, Velux window.

EXTERNALLY

The property is accessed via a ramp to the front door. The

front garden is paved and can be used as off road parking for 2 vehicles. To the side of the property there is a covered area which leads to the rear garden which can also be accessed via the conservatory door. The rear garden is enclosed, and, is mainly gravelled with raised established flower borders.

SERVICES

We are advised mains electricity, gas, water and drainage are connected to the property.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From our office in Cardigan proceed onto North Road and fork left by the Cenotaph to pass the school and head onto Gwbert Road. Take the second turning right which is Cnwc Y Dintir and continue straight on up until you see the right hand turning into Maesglas. Turn here and follow the bend to the right, take the next left and the property is situated on the right towards the top of the cul-de-sac as identified by our sale board.