

Llys Hedd, 108 Maesglas, Cardigan, SA43 1AQ

£165,000

An improvable extended semi-detached 2 bedroom bungalow situated on the outskirts of Cardigan town. A very popular location for access to shops, doctor's surgery and with an excellent frequent bus service throughout the day. The accommodation comprises: Entrance Porch, Hall, Living Room, Spacious Kitchen/Family Room, Dining Room/ 2nd Living Room, Two Bedrooms and a Family Bathroom.

The garden to the rear is enclosed and has a good size shed. To the front there is 'off road' parking along with a garage. The property is equally suited for single person, couple, investment or as a retirement property. NO

FORWARD CHAIN

Situation

The property is situated on the outskirts of the market town of Cardigan with it's good choice of both local and high street shops, 2 doctor's surgeries, veterinary surgeries, schools at both junior and senior level, college, swimming pool, gyms, cafes and restaurants. Cardigan Castle has recently re-opened which is also proving very popular and a short drive from several local popular beaches and the famous Pembrokeshire coastal path. There is an excellent bus service which passes the property several times a day to the town, but also stops at Tesco and Aldi.

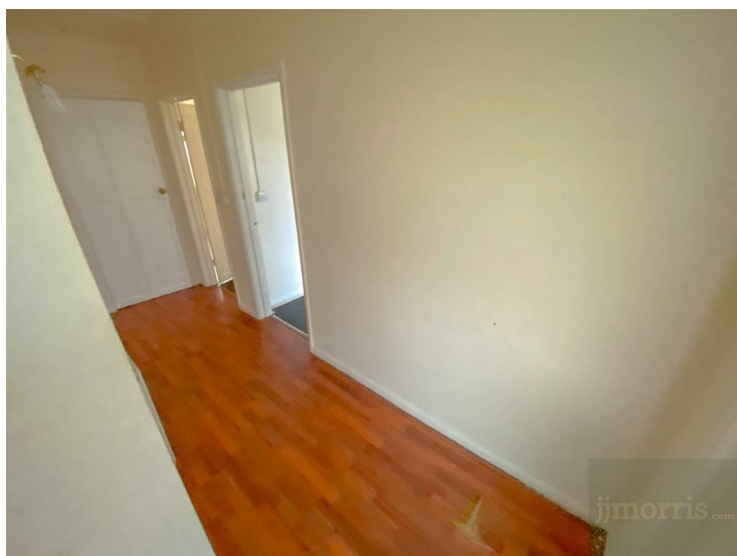
ACCOMMODATION COMPRISES

uPVC double glazed door opens to:

Porch

uPVC double glazed full height windows to three sides, tiled floor, hardwood door to:

Hallway



Wood effect flooring, radiator, loft access, doors to:

Living Room 13'9" x 13'9" (4.21 x 4.20)



uPVC double glazed window to the front elevation, living flame gas fire with wooden surround and marble effect hearth, display shelving, wood effect laminate flooring, wall lights, door to:

Family / Breakfast Room 11'0" x 8'4" (3.36 x 2.55)



Wood effect laminate flooring, radiator, three storage cupboards, housing Valliant wall mounted gas boiler and meter, Arch to:

Kitchen 10'10" x 10'6" (3.32 x 3.21)



Having a range of wall and base units with complimentary worktop surface over, inset 1.5 bowl sink unit, drainer and mixer tap, glazed display cabinets, tiled flooring, uPVC double glazed door to the rear, door to:

Snug / Dining Room 11'1" x 8'11" (3.39 x 2.72)



uPVC double glazed window to the side, radiator.

Covered Utility Area 13'8" x 5'10" (4.17 x 1.80)

Returning to the hall, doors lead to:

Bedroom One 12'2" x 10'1" (3.71 x 3.09)



uPVC double glazed window to the rear elevation, radiator.

Bedroom Two 11'6" x 10'2" (3.51 x 3.10)



uPVC double glazed window to the front elevation, radiator.

Family Bathroom 8'3" x 4'11" (2.53 x 1.50)



EXTERNALLY

Front Garden



Garage 17'0" x 7'5" (5.19 x 2.27)

Rear Garden

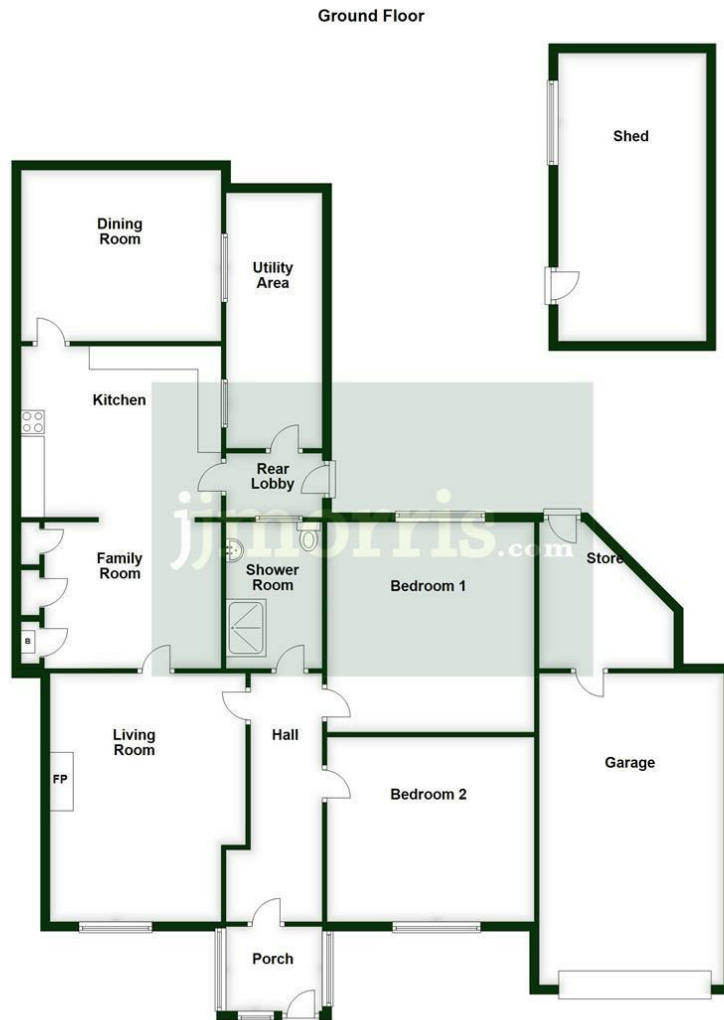


Shed 15'8" x 5'2" (4.8 x 1.59)

Directions

From our office in town, head up North Road and turn left by the school onto Gwbert Road. Pass the recreational playing field on your right and take the second right-hand turning into Cnwc y Dintir. Follow this road up leading into Maesglas and then take the right hand turning onto Green meadow and the property is found on the left and is identified by our for sale sign.

Floor Plan

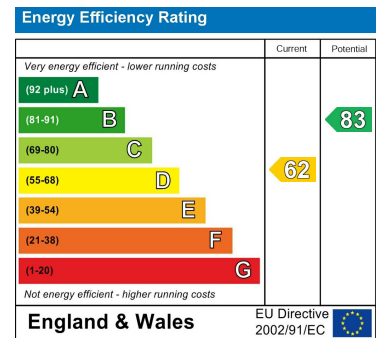


Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com