



117 Maesglas, Cardigan, SA43 1AR

£194,500

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.

Cardigan is a charming market town set at the gateway to the beautiful Ceredigion and Pembrokeshire coastline. Known for its historic castle, scenic riverfront along the Teifi, and vibrant independent shops, Cardigan offers a relaxed yet lively atmosphere. The town benefits from excellent local amenities, including schools, cafes, restaurants, and cultural venues such as Theatr Mwldan. Nearby beaches—including the popular Poppit Sands—along with coastal paths and countryside walks make it ideal for outdoor enthusiasts. With its strong community feel, rich heritage, and easy access to some of Wales' most stunning natural landscapes, Cardigan is a highly desirable place to live.

Maesglas is a residential development within walking distance of Cardigan Town centre, built by the Local Authority, circa 1950s. It is convenient for the town's amenities, which include Places of Worship, Junior and Secondary Schools, College of Further Education, Health Centre, two Supermarkets, various shops and stores, Leisure Centre, Swimming Pool, Rugby and Bowls Club, etc. Cardigan has established at the lowest crossing point of the River Teifi, some 2 miles inland of the beautiful West Wales coastline. Historic attractions include the recently restored Norman Castle Walls and Castle Greenhouse.

Entrance Hall



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

Living/Dining Room



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

Kitchen/Diner



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.

Externally



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.

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

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.

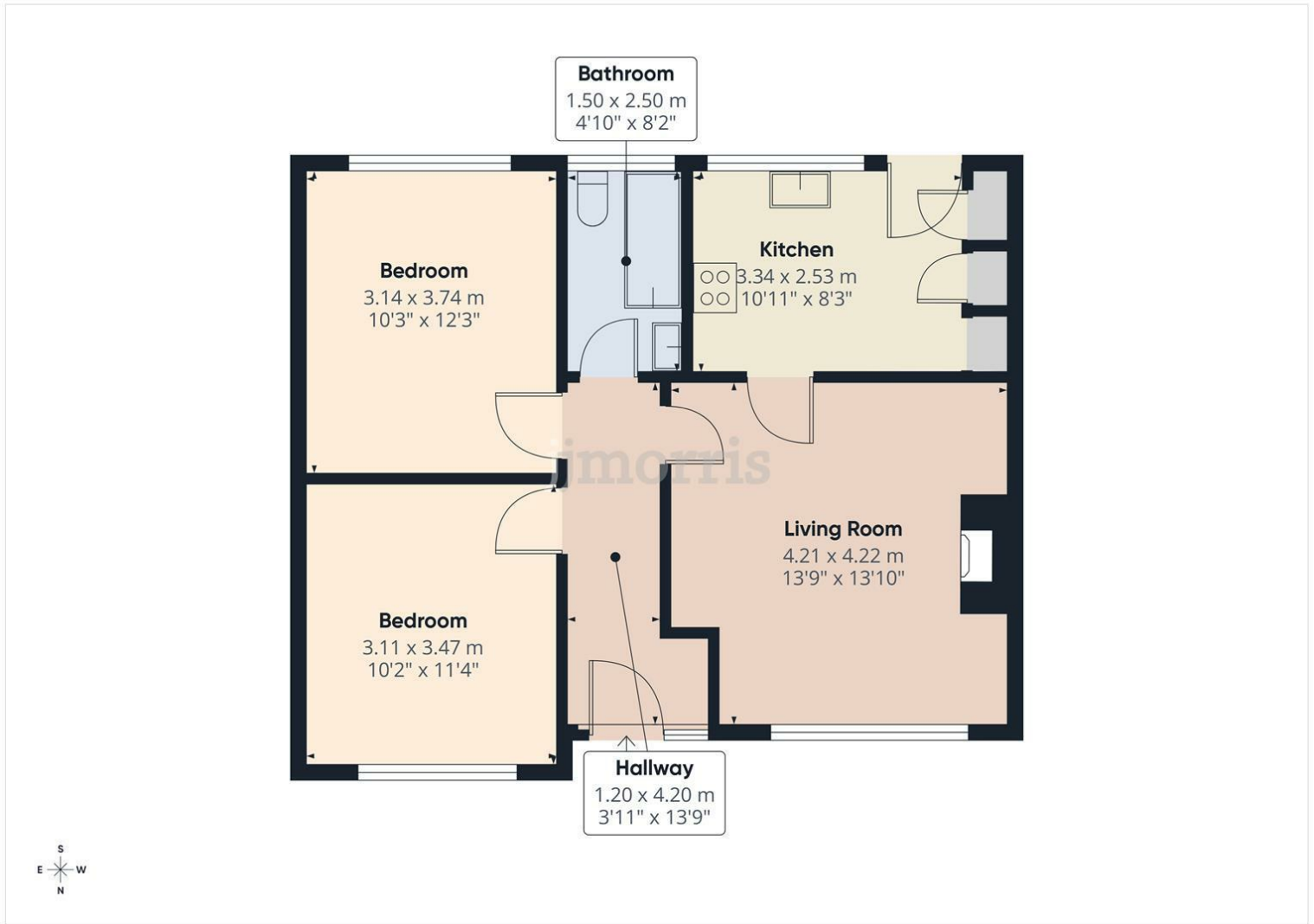
Three - Good outdoor, variable indoor.

O2 - Good outdoor, variable indoor.

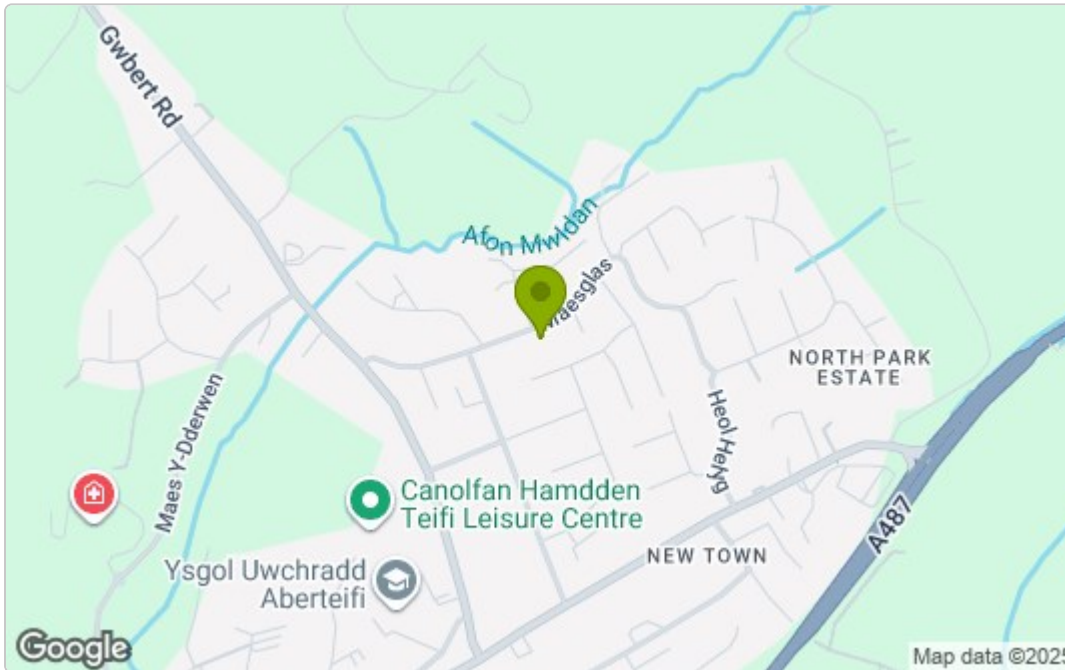
Vodafone. - Good outdoor.

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.

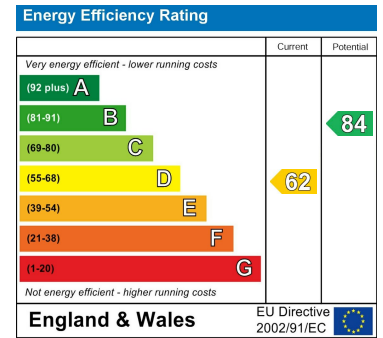
Floor Plan



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.

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