



24 Maesglas, Cardigan, SA43 1BE

£185,000

A three bedroom end terraced house situated in the residential area of Maes Glas, which is walking distance to Cardigan town. The accommodation comprises: hall, living room, dining room, kitchen, w.c. Conservatory, three bedrooms and a family bathroom. Externally, there are gardens to the front and rear.

uPVC double glazed door opens to:

Hall

Under stairs storage, door to:

Living Room



Feature fire place with coal effect gas fire, uPVC double glazed window to the front, radiator, wall lights, arch to:

Dining Room



Stairs rise off to the first floor, radiator, sliding patio doors to the conservatory, door to:

Kitchen



Having a range of wall and base units with work surface over, stainless steel sink unit, built in electric oven, four ring gas hob with extractor fan over, tiled splash back, void and plumbing for washing machine, space for fridge and freezer, pantry cupboard, uPVC double glazed windows, doors to:

W.C.



Toilet, tiled walls, uPVC double glazed window.

Side Porch

uPVC double glazed door, tiled walls, door to:

Store Room

Conservatory



Double glazed window to three sides, polycarbonate roof, double doors lead out to the patio.

First Floor

Landing



Storage cupboard, doors to:

Bedroom One



Dual aspect uPVC double glazed windows, radiator.

Bedroom Two



uPVC double glazed window, radiator, door to the bathroom.

Bedroom Three



uPVC double glazed window to the rear, radiator. Built in cupboard.

Family Bathroom



Corner bath with electric shower over, pedestal hand wash basin, toilet, tiled walls, uPVC double glazed window.

Externally



Lawned garden to the front, with pathway leading to the front door and to the side porch, the path way continues to the rear garden. The rear garden has a paved patio with a lawned garden, mature shrubs and bushes, timber shed.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3words: ///regal.magazines.visitor

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 13mbps download and Superfast 9mbps upload and 42mbps 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 and indoor

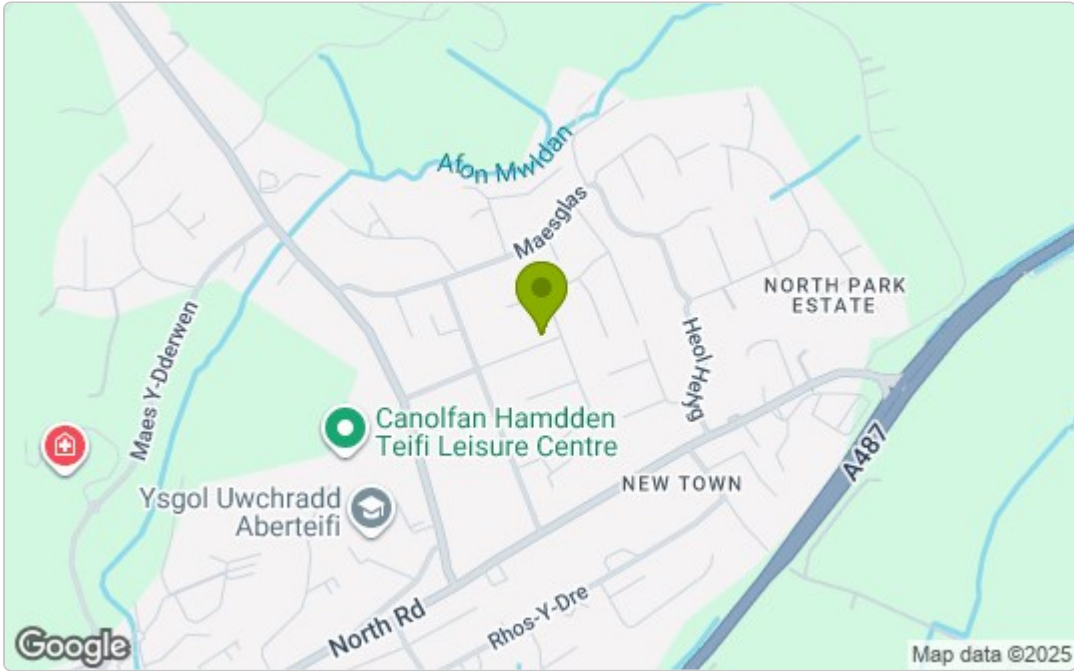
Vodafone. - Good outdoor, variable indoor

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

