



103, Maesglas, Cardigan, SA43 1AQ

Offers in the region of £190,000





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- Semi-detached two-bedroom bungalow in Cardigan town
- Spacious lounge with gas fireplace and front garden outlook
- Wet room with WC, electric shower and sink
- Rear garden with lawn, patio and fruit trees
- Situated in the popular Cardigan Bay area of West Wales
- Convenient location close to shops and amenities
- Kitchen with wall and base units, storage and utility area
- Front garden with lawn and potential to create parking (subject to permission)
- Pathways around the property and wooden garden shed
- EPC rating : B

About The Property

Looking for a bungalow within walking distance of Cardigan town centre? This two-bedroom semi-detached home offers a spacious lounge, kitchen with utility, and a garden with fruit trees, all close to local shops and services.

This semi-detached two-bedroom bungalow is set in a convenient location within Cardigan town, close to shops, services, and everyday amenities. The property offers well-proportioned rooms, a good-sized rear garden with lawn and fruit trees, and potential to adapt further, as other homes along the road have created parking at the front (subject to permissions).

From the front garden, a concrete path and ramp lead to the front door. The hallway runs centrally, with both double bedrooms to the left. Ahead is the wet room, fitted with WC, electric shower and sink. To the right, the lounge provides a comfortable living space with a window overlooking the front lawn and a gas fireplace with tiled hearth and wooden surround. A door leads through to the kitchen.

The kitchen is fitted with a range of wall and base units, a sink with drainer overlooking the rear garden, storage cupboards, a gas boiler, and a freestanding oven (currently disconnected). From here, a door opens to the rear porch and utility space, which includes a sink, drainer, and worktop. The porch also provides access to the back garden.

The rear garden has a step down to a paved patio area, with a small feature wall leading on to the main lawn. Fruit trees, shrubs and borders give interest and planting space, while a concrete pathway runs through the centre. To the side, there is a wooden garden shed.

At the front, the garden is lawned to either side of the central path, with access around the side of the bungalow to the rear via a concrete pathway. Neighbouring properties have secured permission to drop the kerb and create parking areas at the front, suggesting further potential for this property.



Continued;	Wet Room
A practical home in a sought-after town setting, offering the chance to update to personal taste while enjoying access to all that Cardigan and the surrounding Cardigan Bay area of West Wales has to offer.	8'2" x 4'10"
Hallway	Bedroom 1
13'9" x 5'10"	12'4" x 10'1"
Lounge	Window to rear.
13'10" x 13'9"	Bedroom 2
Kitchen	11'5" x 9'11"
12'11" x 8'2"	Rear Porch
	4'10" x 3'4"
	Utility Area
	8'5" x 4'8"
	INFORMATION ABOUT THE AREA:
	INFORMATION ABOUT THE AREA:

Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, shops, supermarkets and more, and within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.

Please read our Location Guides on our website
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE: FREEHOLD

PARKING: On-Street Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating.

BROADBAND: Not Connected. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that they have level access to the front door for accessibility and a





wet room.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website
<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website
<https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also,

properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you

sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Please read the important information.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS

PROPERTY.

GENERAL NOTE: 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 in these details have not been tested.

TR/TR/09/25/OK/TR









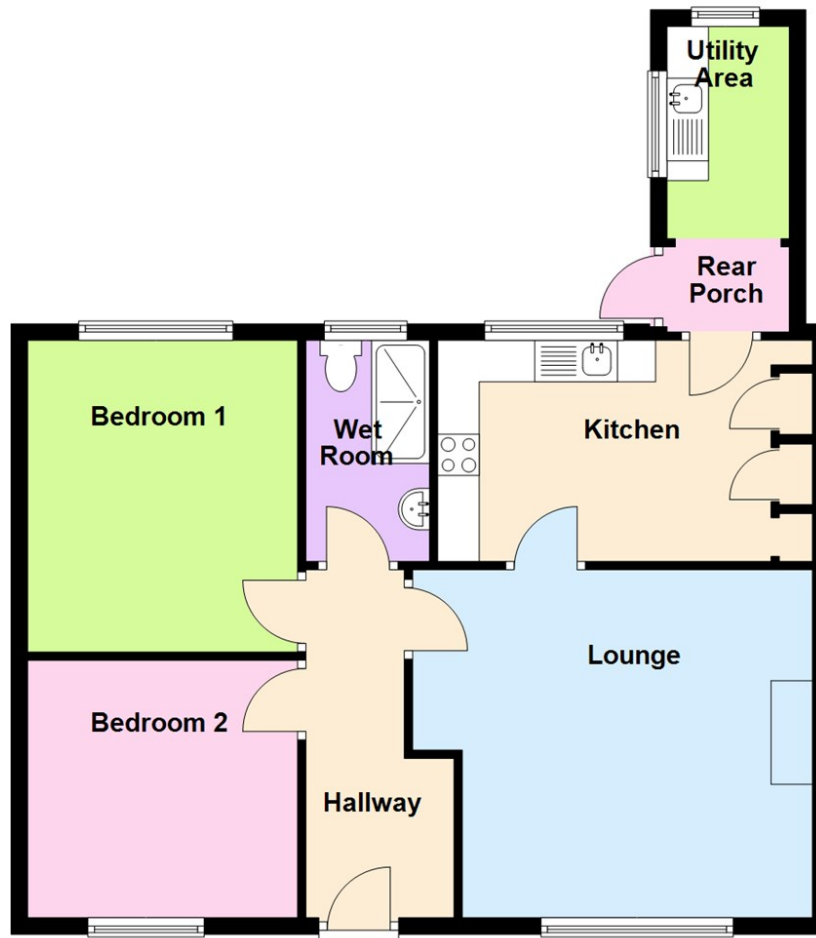


**DIRECTIONS:**

Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Aldi (on your right) you will see a left turn with the playing field to your right. Turn down this road and continue past the playing field, the property is located on your right, denoted by our for sale board.



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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