



CARDIGAN
BAY
PROPERTIES

EST 2021

73, Maesglas, Cardigan, SA43 1BG

Offers in the region of £230,000



3



2



1



D



73, Maesglas, SA43 1BG

- Three-bedroom mid-terraced home
- Walking distance to town centre and amenities
- Kitchen/dining room across the rear
- Ground floor bathroom plus first floor shower room
- Multiple sheds and useful sun room outbuilding
- Popular Maesglas location in Cardigan
- Spacious lounge with feature fireplace
- Separate utility area with access to bathroom
- Enclosed, low-maintenance rear garden room
- EPC Rating ; D

About The Property

Looking for a three-bedroom home within walking distance of Cardigan town, with practical space and a layout that already feels well set up for everyday living? This mid-terraced property in Maesglas offers just that, with generous room sizes, useful outbuildings and a low-maintenance garden.

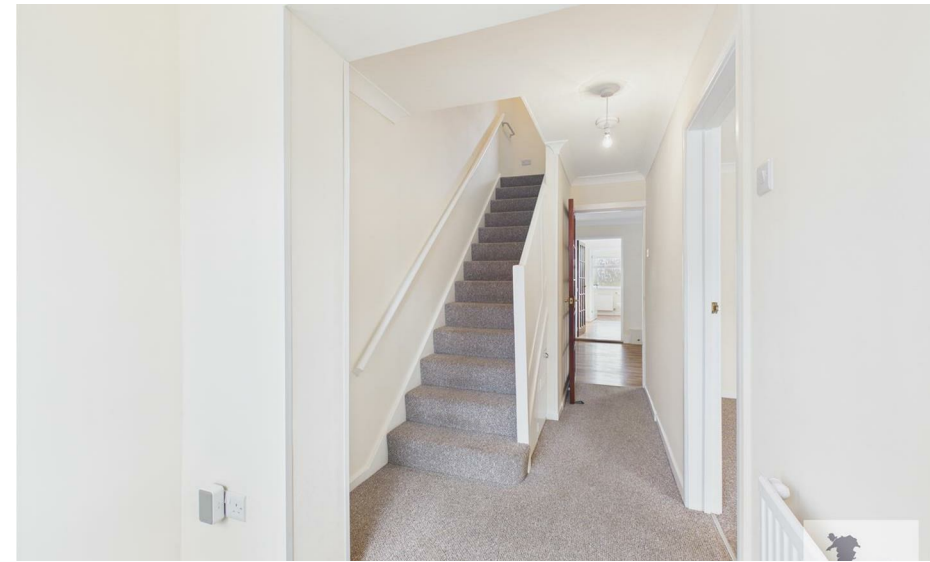
Situated within an established residential area of Cardigan, this three-bedroom mid-terrace offers a solid, straightforward home that feels ready to move into.

The layout is practical from the outset. Entry is into a long hallway, with stairs rising to the first floor and doors leading into the main living spaces. The lounge sits to the front, a good-sized room with a wide window bringing in plenty of natural light, and a fireplace forming a central focal point. There's enough space here for a full range of seating without it feeling tight, which isn't always the case with properties of this style.

To the rear, the kitchen/dining room stretches across the width of the property and feels like the real hub of the home. Fitted with a range of wall and base units, there's ample workspace alongside room for a dining table. A useful opening leads through into the utility area, which in turn gives access to a ground floor bathroom and a rear door out to the garden – a really practical setup, especially for day-to-day use.

Upstairs, the landing leads to three bedrooms and a shower room. Bedroom one is a comfortable double with built-in cupboards with radiators and shelving inside, while bedroom two is another good double, slightly larger and overlooking the rear. The third bedroom works well as a single, home office or dressing room, depending on requirements, which also benefits from a storage cupboard. The shower room is neatly fitted and serves all three rooms.

Offers in the region of £230,000



Continued

Outside, the rear garden has been designed for ease rather than upkeep, with paved areas and established borders creating a usable space without the need for constant maintenance. There are also multiple outbuildings and sheds, which add valuable storage or workshop potential – something that often makes a real difference with homes in this price range.

To the front, the property sits behind a low wall with a small enclosed forecourt, and on-street parking is available directly outside.

Maesglas itself is a well-established

residential area within Cardigan, made up largely of similar style homes and popular for its convenience. The town centre is within walking distance, giving easy access to shops, supermarkets, cafes and everyday amenities, while schools and healthcare facilities are also close by . The area tends to appeal to a mix of buyers, from first-time purchasers through to those looking for something manageable and well-located. The coastline of Cardigan Bay and a selection of beaches are also just a short drive away, adding to the wider lifestyle appeal.

All in all, this is a solid, well-laid-out home in a convenient location. It's the sort of property that works straight

away but still offers the opportunity to make it your own over time – and in this price bracket, that balance is always worth having.

INFORMATION ABOUT THE AREA:

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.

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.

Entrance Hall
15'8" x 5'11"

Lounge
14'9" x 13'0"

Kitchen/Dining Room
9'10" x 19'5"

Utility Room
9'7" x 7'1"

Bathroom
6'5" x 7'2"

Landing
2'10" x 5'10"

Shower Room
5'6" x 7'2"

Bedroom 1
8'4" x 12'4"

Bedroom 2
9'11" x 11'8"

Bedroom 3
6'10" x 10'4"

Shed 1
5'11" x 5'1"

Shed 2
5'10" x 5'1"

Sun Room
5'10" x 5'7"

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 to the front

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

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 is a shared alleyway with next door, with a





shared flying freehold over the top of this
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 there are no special Accessibility/Adaptations on this property.
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. There is a shared alleyway with next door, with a flying freehold

over part of this. On Road parking (on street) in front. Off Road parking (back of property).
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/04/26/OK/TR









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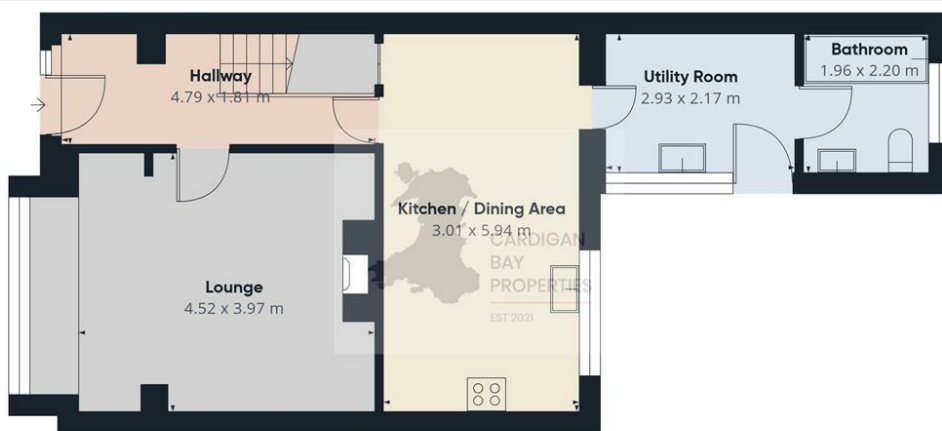




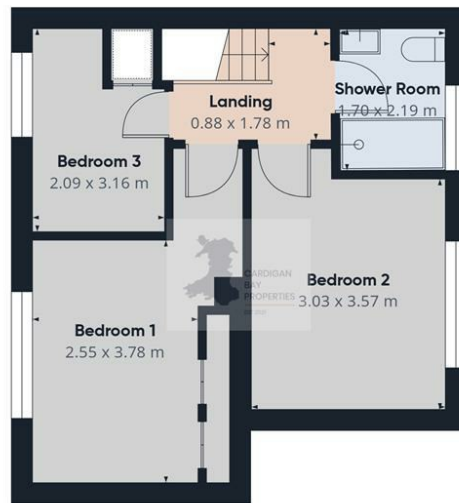
DIRECTIONS:

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 take the first right into Maesglas, The property is located on your right, denoted by our for sale board, PLEASE NOTE There is no right turn out of the street as it is a one-way system





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

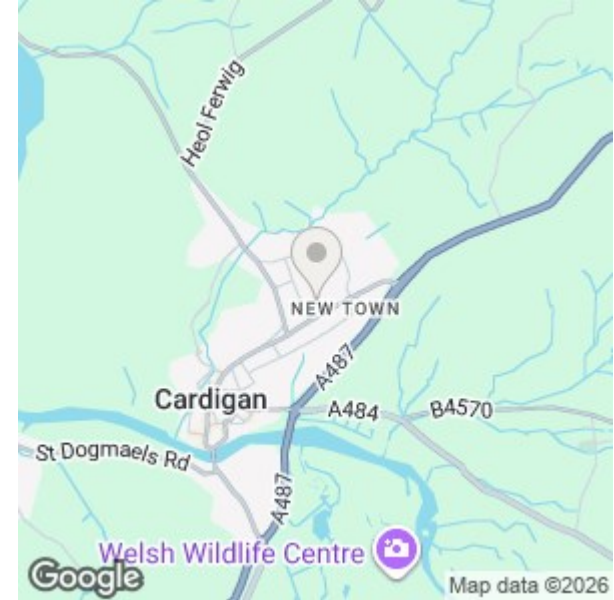


Approximate total area⁽¹⁾
102.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

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