102 Maesglas, Cardigan

£225,000 Freehold

Modernised Two Bedroom Semi Detached Bungalow • Kitchen, Utility and Sep W.C. • Good Sized Lawned Garden with Patio • Walking Distance To Town • No Onward Chain

Contact Cardigan Office

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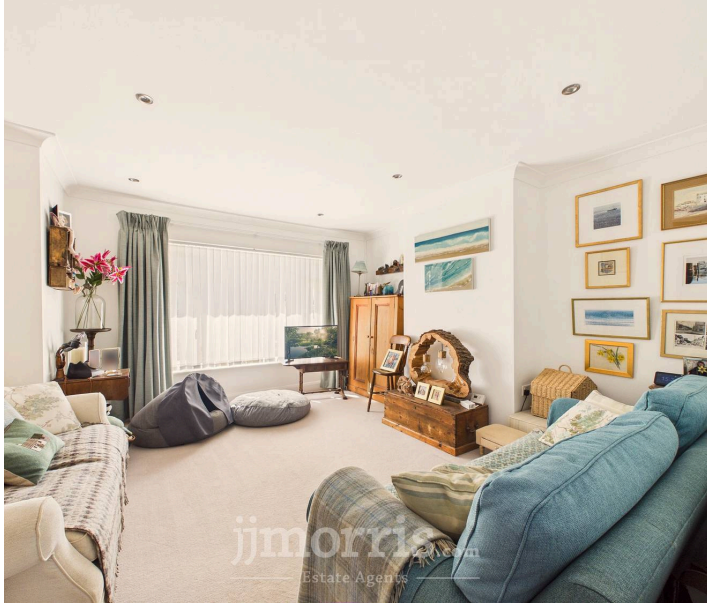


Hallway
Entered via door to front, radiator, doors to:-

Living Room
Radiator, TV point, window, Several electrical plug sockets with integrated USB sockets

Kitchen
Having a range of wall and base units with worktop surfaces, oven, hob with extractor fan over, part tiled walls, built-in dishwasher, radiator, cupboard housing Valiant gas fired combi boiler, electric meter cupboard, storage cupboard, window, door to rear porch and through to utility and cloakroom, door to rear garden from porch.

Utility
Plumbing for washing machine, heated towel rail/radiator. Space for under counter fridge and tumble dryer.

Cloakroom
Wash hand basin, WC, radiator, window.

Bedroom One
Radiator, window.

Bedroom Two
Radiator, window, TV point.

Bathroom

Bath with shower over, vanity unit, WC, tiled floor, heated towel rail, extractor fan, window, spotlights.

Utilities & Services

Heating Source: Gas central heating. Services: Electric: Mains. Solar panels Electricity stored in battery in attic. Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///mural.marine.romance

Anti Money Laundering & Ability To Purchase

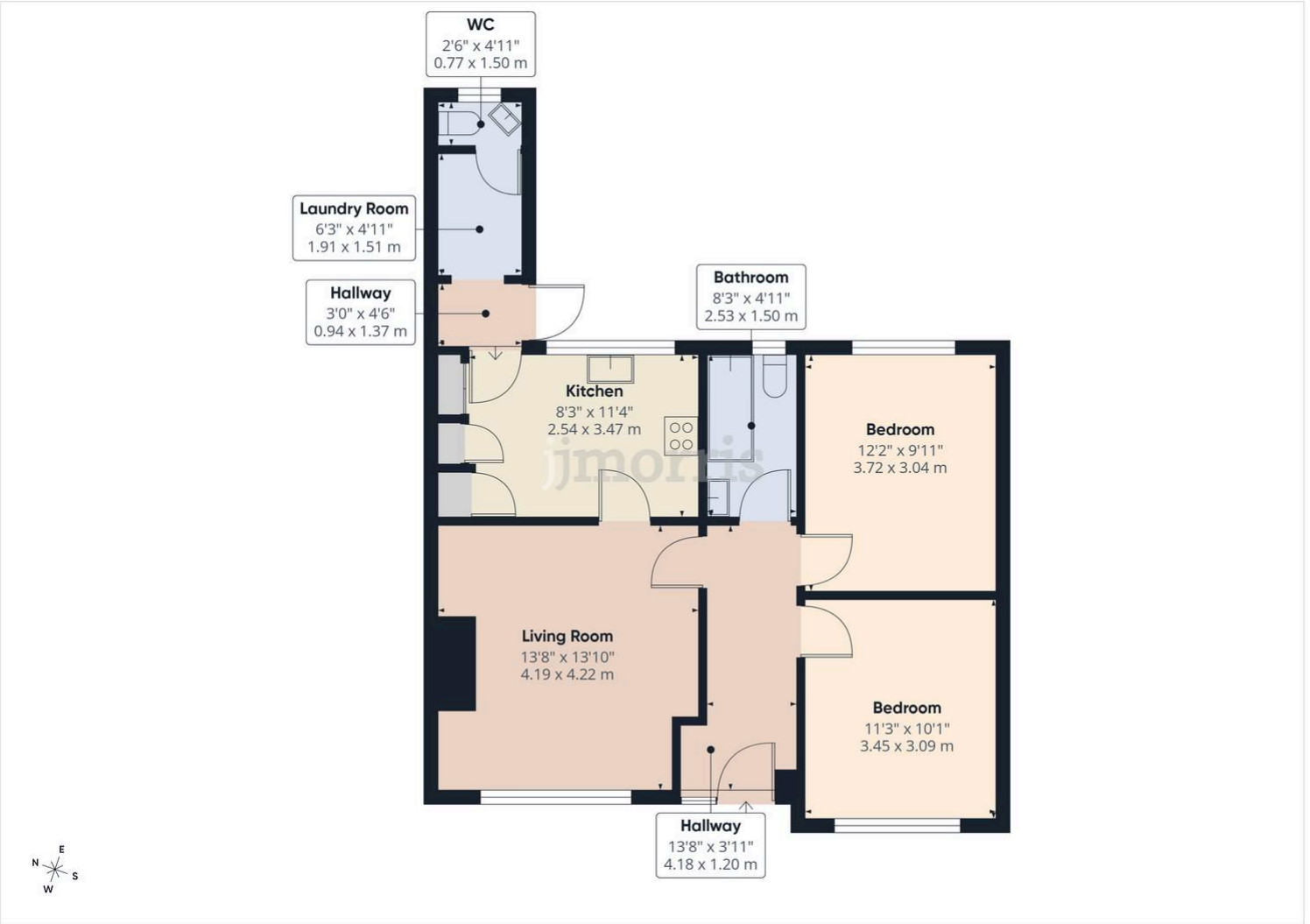
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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 standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download, Superfast 9mbps upload and 55mbps download and Ultrafast 220mbps upload and 1800mbps 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. P

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.

GARDEN

To the front of the property is a lawned garden and path down to the front door. A path to the side leads to the rear garden where there is a patio area and a lawned garden, outside lights and tap.



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