





25 Maesglas, Cardigan

£220,000 Freehold

Four Bedroom Semi Detached House • Walking Distance To Town • Living Room & Conservatory • Kitchen/Diner & Utility • Family Bathroom • Parking, Garage & Gardens

Contact Cardigan Office

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Entrance Hall
uPVC glazed door, large understairs storage cupboard, door to:-

Living Room
Gas fire with marble effect surround, radiator, uPVC double glazed window, coved ceiling, door to:-

Kitchen/Diner
Having a range of wall and base units with integrated oven and hob with convector fan over, sink with mixer tap over and tiled splashback, breakfast bar, wood effect laminate flooring, breakfast bar, uPVC double glazed windows, stairs to first floor, uPVC sliding door to:-

Sun Room
Tiled flooring, uPVC double glazed windows, polycarbonate roof, uPVC glazed door to rear garden.

Utility
Storage units, space for white goods, uPVC double glazed window, uPVC glazed side door, wood effect laminate flooring, door to:-

WC
Hand wash basin, WC, wood effect laminate flooring, uPVC window.

Landing
Loft hatch, airing cupboard, storage cupboard, doors to:-





Bedroom One
Wood effect laminate flooring, radiator, uPVC double glazed window.

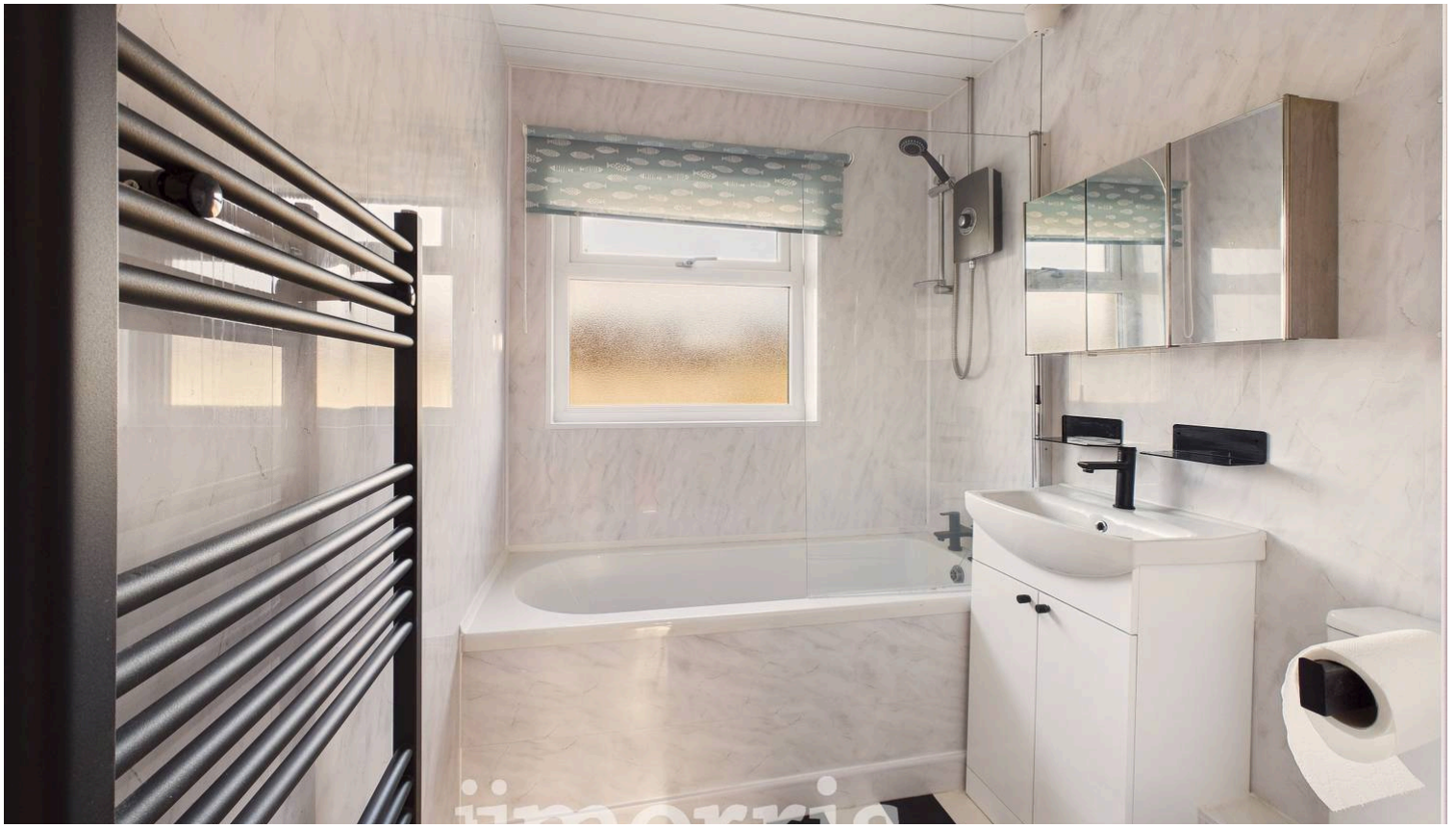
Bedroom Two
Radiator, coved ceiling, uPVC double glazed window.

Bedroom Three
Radiator, uPVC double glazed windows.

Bedroom Four
Wood effect laminate flooring, radiator, uPVC double glazed window.

Bathroom
Hand wash basin in vanity unit, WC, bath with shower over, towel rail, vinyl flooring, uPVC double glazed window.

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: ///payer.gossiped.enough







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 15mbps download, Superfast 8mbps upload and 47mbps 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. 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. 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

The property benefits from ample off-road parking to the front and side, together with a carport providing access to a single garage. To the rear, the garden features a paved patio area and lawn, with additional storage sheds positioned at the far end.



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