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125 Maesglas, Cardigan – SA43 1AQ

Cardigan

£189,950



125 Maesglas

Situation

Maesglas is a residential development within walking distance of Cardigan Town centre, built by the Local Authority, circa 1950s. It is convenient for the town's amenities, which include Places of Worship, Junior and Secondary Schools, College of Further Education, Health Centre, two Supermarkets, various shops and stores, Leisure Centre, Swimming Pool, Rugby and Bowls Club, etc. Cardigan has established at the lowest crossing point of the River Teifi, some 2 miles inland of the beautiful West Wales coastline. Historic attractions include the recently restored Norman Castle Walls and Castle Greenhouse.

Entrance Hall

Radiator, doors to:

Living Room

UPVC double glazed window to the front, wooden fire surround with inset coal effect gas fire, coved ceiling, wall lights.

Kitchen

Having a range of wall and base units with complimentary worktop surface over, inset stainless steel sink unit, built in electric oven, gas hob with extractor fan over, tiled splash back, tiled flooring, space for table, pantry cupboards.

Bedroom One

UPVC double glazed window to the front, radiator.





Bedroom Two

UPVC double glazed window to the rear, radiator.

Shower/Wet Room

A modern fitted wet room with panelled walls, low flush wc, wall mounted wash basin, electric shower, UPVC double glazed window, extractor fan.

Rear Cupboard Area

External Shed/Utility

Plumbing for washing machine.

Externally

Good sized lawned area to the front. The rear garden provides off-road parking, decorative shale, low maintenance flower and shrubs borders, paved patio, timber shed.

Utilities & Services

Heating Source: Mains 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: ///flesh.unloads.radically

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 16mbps download and Superfast 20mbps upload and 80mbps 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.

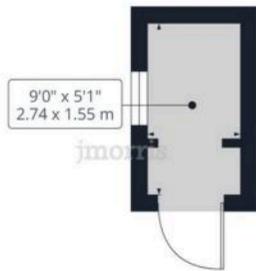
Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Likely & Data - Likely Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Limited Vodafone. Voice - Limited & Data - Limited 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.





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 1



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JJ Morris Cardigan Office

J J Morris, 5 High Street - SA43 1HJ

01239612343 • cardigan@jjmorris.com • <http://jjmorris.com>

