



## Maes Mieri, Caemorgan Road, Cardigan – SA43 1QU

£255,000 Freehold

A three bedroom detached bungalow set on a good sized plot within walking distance of Cardigan. The accommodation comprises: hall, living room, dining room, kitchen, utility, three bedrooms and a family bathroom. There is parking, garage and good sized gardens to the front and rear.

Council Tax band: D

Tenure: Freehold



#### **Entrance**

uPVC door, vinyl flooring, uPVC door to rear, wooden sliding door to Garage.

#### **Hallway**

Double glazed door to the front garden, loft hatch, doors to:-

#### **Living Room**

Radiator, uPVC double glazed window, coved ceiling.

#### **Dining Room**

Radiator, uPVC double glazed window, coved ceiling.

#### **Kitchen**

Having a range of wall and base units with worktop surfaces, stainless steel sink unit, fitted storage cupboard, wood effect laminate flooring, radiator.

#### **Utility**

Wall and base units, stainless steel sink unit, Worcester boiler, vinyl flooring, window.

#### **Bedroom One**

uPVC double glazed window, radiator, coved ceiling.

#### **Bedroom Two**

Radiator, uPVC double glazed window, coved ceiling.

#### **Bedroom Three**

Radiator, uPVC double glazed window.



### **Bathroom**

Non-slip vinyl flooring, hand wash basin, disabled access shower, WC, double glazed window, radiator, plastic shower panelling.

### **Garage**

Up-and-over door, storage shelves, window.

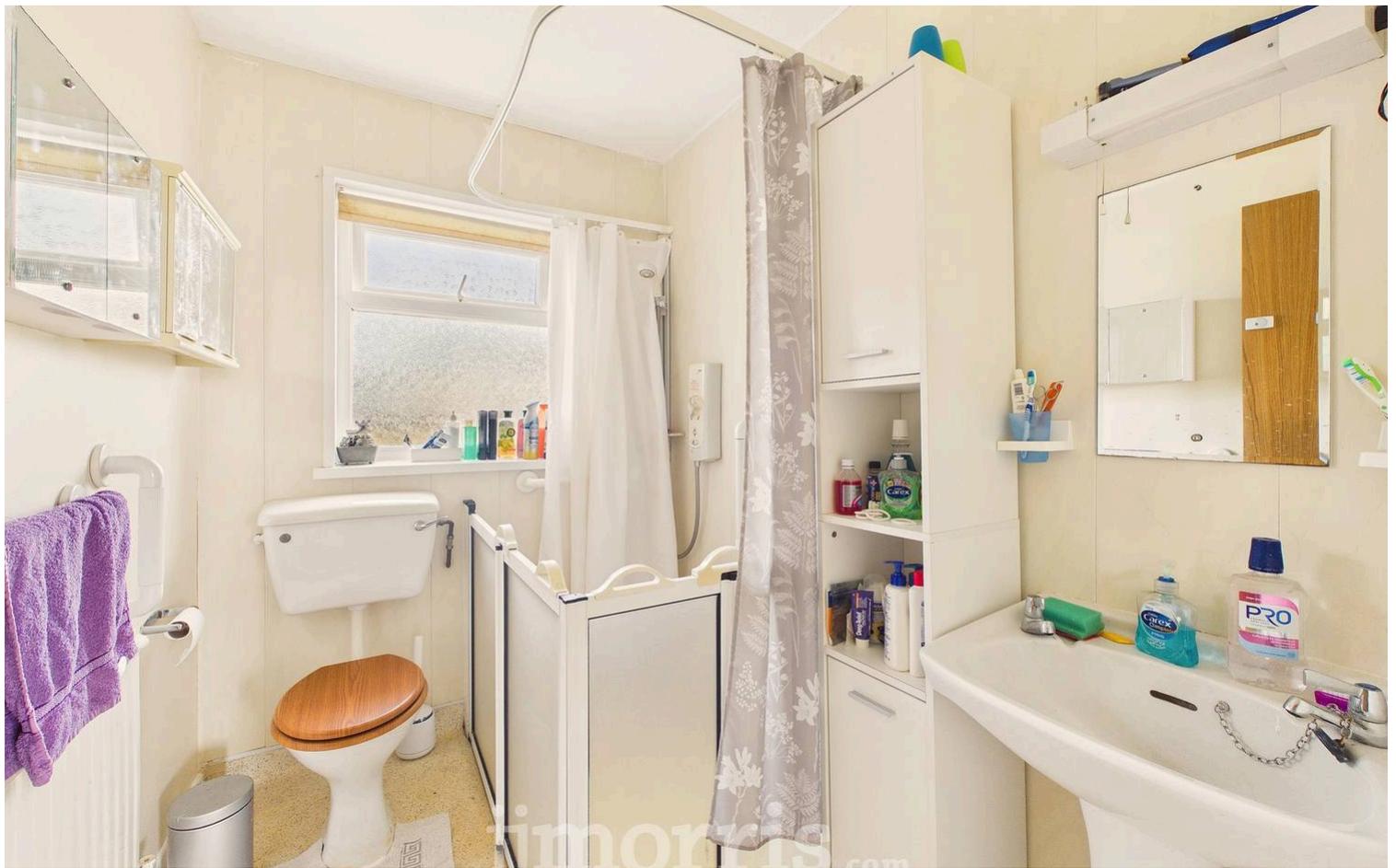
### **Utilities and Services**

Heating Source: Oil fired central heating. Services: Electric: Mains Water: Mains Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///sparrows.drama.swear

### **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 0.9mbps upload and 10mbps download, Superfast 5mbps upload and 31mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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.

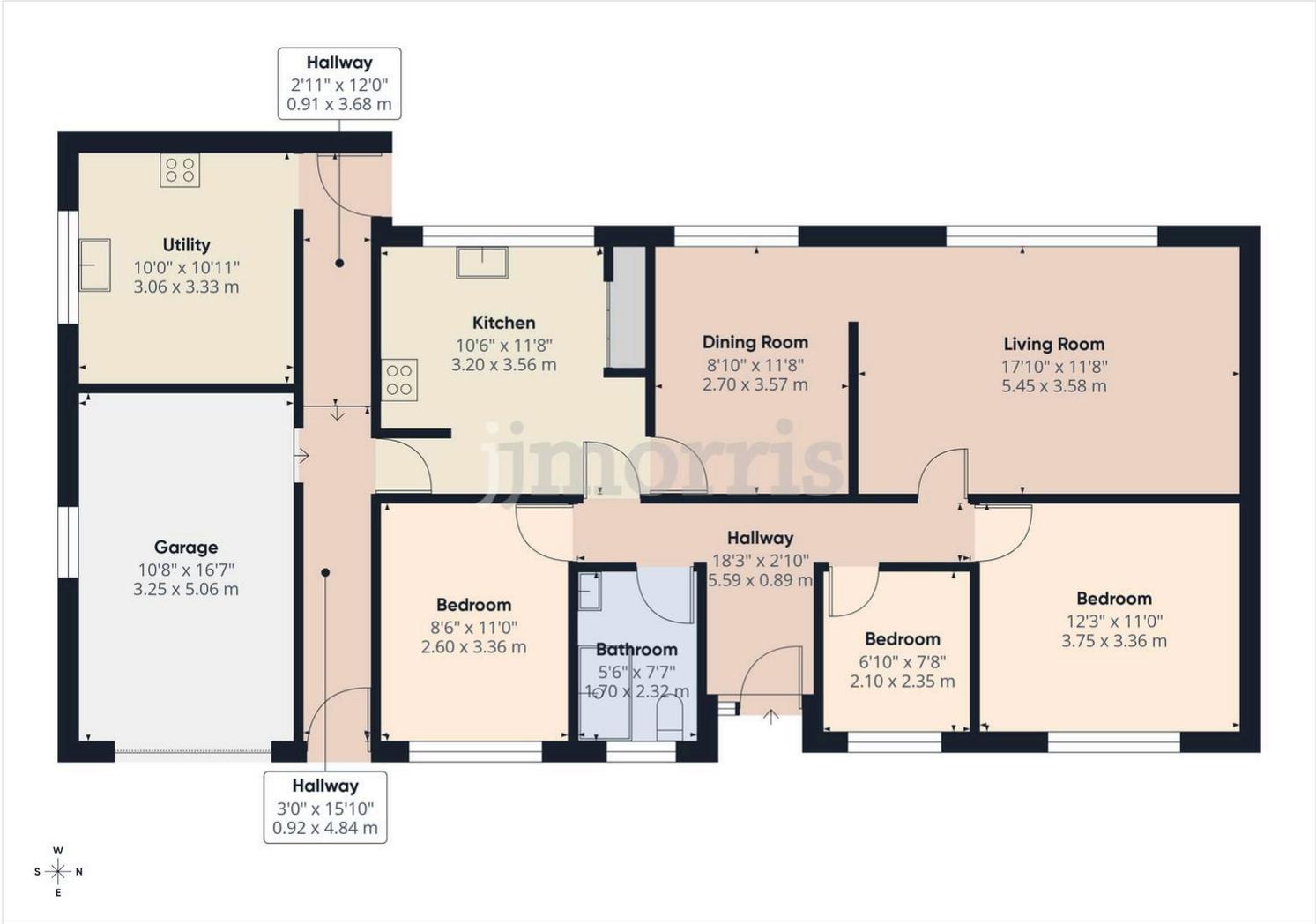
### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor Three - Good indoor, variable indoor O2 - Good outdoor 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](http://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

Lawned gardens to the front and rear with mature shrubs and bushes.



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