



20 Maesglas, Cardigan – SA43 1BD

£225,000 Freehold

A superbly presented, light and airy **two/three bedroom end-terrace house** situated in the popular Maesglas residential development within Cardigan town.

The property offers generous accommodation with modern touches throughout, benefiting from mains gas central heating and double glazing. A notable feature is the ample off-road parking, which is increasingly sought after in this area, along with a landscaped rear garden providing an attractive outdoor entertaining space. An ideal home for first-time buyers, families, or investors.

Council Tax band: C

Tenure: Freehold



Rear Entrance

Utility Room

Laminate flooring, uPVC double glazed window, worktop surfaces, space for white good, door to:-

WC

Tiled floor, hand wash basin, WC, double glazed window, tiled walls.

Kitchen

Having a range of wall and base units with worktop surfaces, double sink with mixer tap over, tiled splashback, storage cupboard, laminate flooring, uPVC double glazed windows, radiator, coved ceiling, glazed door to:-

Living Room

Laminate flooring, uPVC double glazed windows, radiator, coved ceiling, door to:-

Front Entrance

uPVC door, laminate flooring, radiator, coved ceiling, stairs to first floor.

FIRST FLOOR

Landing

Airing cupboard, loft hatch.



Bedroom One

Radiator, uPVC double glazed window, store cupboard.

Bedroom Two

Radiator, uPVC double glazed window, coved ceiling.

Bathroom

Shower, WC, hand wash basin, tiled splashback, tiled floor and walls, uPVC double glazed window.

Store Room

Radiator, uPVC double glazed window, stairs to:-

Loft Room

Velux window, radiator, eaves storage.

Utilities and 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: ///revise.outlined.proved



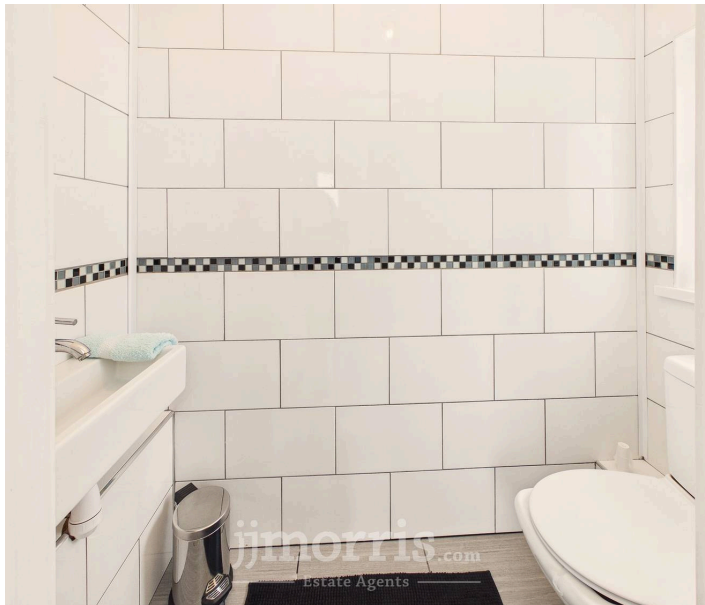


Anti Money Laundering & Ability To Purchase

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 15mbps download and Superfast 8mbps upload and 42mbps 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.

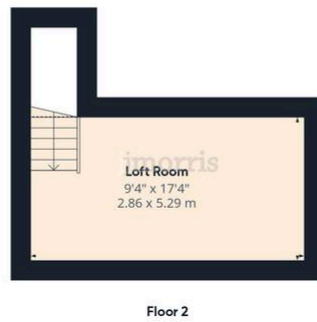




Mobile Phone Coverage

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.





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