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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

149 Maesglas, Cardigan, SA43 1AZ

£195,000

A good sized Three Bedroom Semi Detached House in the popular residential area of Maesglas, Cardigan with accommodation comprising: Entrance Hall, Living Room, Dining Room, Kitchen, Utility and W.C. To the first floor there are Three Bedrooms and a Family Bathroom. Externally there is Off Road Parking and a Garage with Gardens to the front and rear.

Situation

Maesglas is a residential development within walking distance of Cardigan Town centre, built by the Local Authority c1950's/60's. It is convenient for the towns amenities, which includes Places of Worship, Junior & Secondary Schools, College of Further Education, Health Centre, 2 Supermarkets, various Shops & Stores, Leisure Centre, Swimming Pool, Rugby & Bowls Clubs etc. etc. Cardigan has established at the lowest crossing point of the River Teify, some 2 miles inland of the beautiful West Wales Coastline. Historic attractions includes the recently restored Norman Castle Walls and Castle Green House.

Glazed Entrance Door to:-

Hall

Wood effect flooring, stairs rising off, radiator, coved ceiling.

Living Room 13'4" x 11'1" (4.08 x 3.39)

Wood effect flooring, large Upvc to front, coved ceiling.
Door to:-

Dining Room 10'3" x 10'0" (3.13 x 3.05)

Upvc double doors to rear, wood effect flooring, coved ceiling, radiator.
Door to:-

Kitchen 10'0" x 9'3" (3.07 x 2.83)

Having a range of base and wall units, stainless steel sink unit, 4 ring gas hob, double oven, tiled splashbacks, pantry cupboard, radiator. Door to:-

Utility Room 9'1" x 7'6" (2.77 x 2.3)

Wall and base units with worktop surfaces, void and plumbing for automatic washing machine, sky light, door to garage, Upvc door to rear.

Cloakroom/WC

Low flush WC, wash hand basin, window.

Landing

Loft access, Upvc window to side.

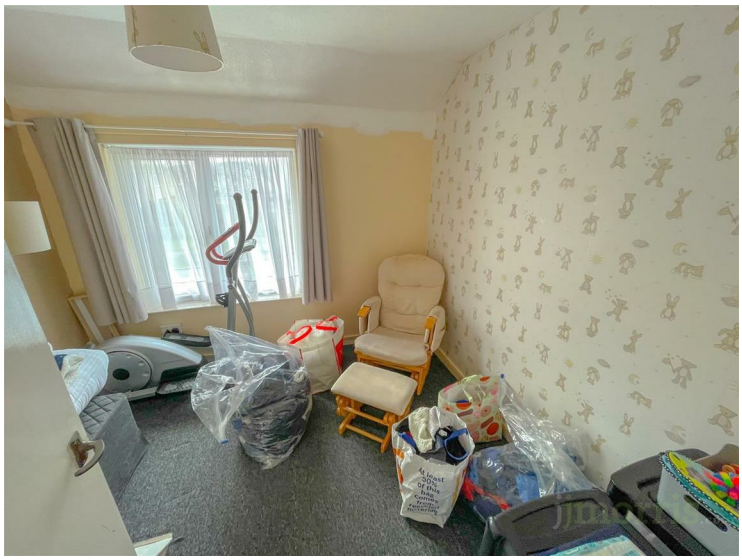
Bedroom One 10'4" x 12'5" (3.15 x 3.81)

Upvc window to front, airing cupboard with slatted shelves and Logic gas boiler, radiator.

Bedroom Two 12'0" x 8'11" (3.67 x 2.73)

Radiator, Upvc window to rear.

Bedroom Three 9'5" x 8'5" (2.89 x 2.57)



Upvc window, radiator.

Bathroom

Low flush WC with concealed cistern, wash hand basin set in vanity unit, bath with shower and screen, tiled walls, radiator, Upvc window.

Garage 15'8" x 9'1" (4.78 x 2.79)

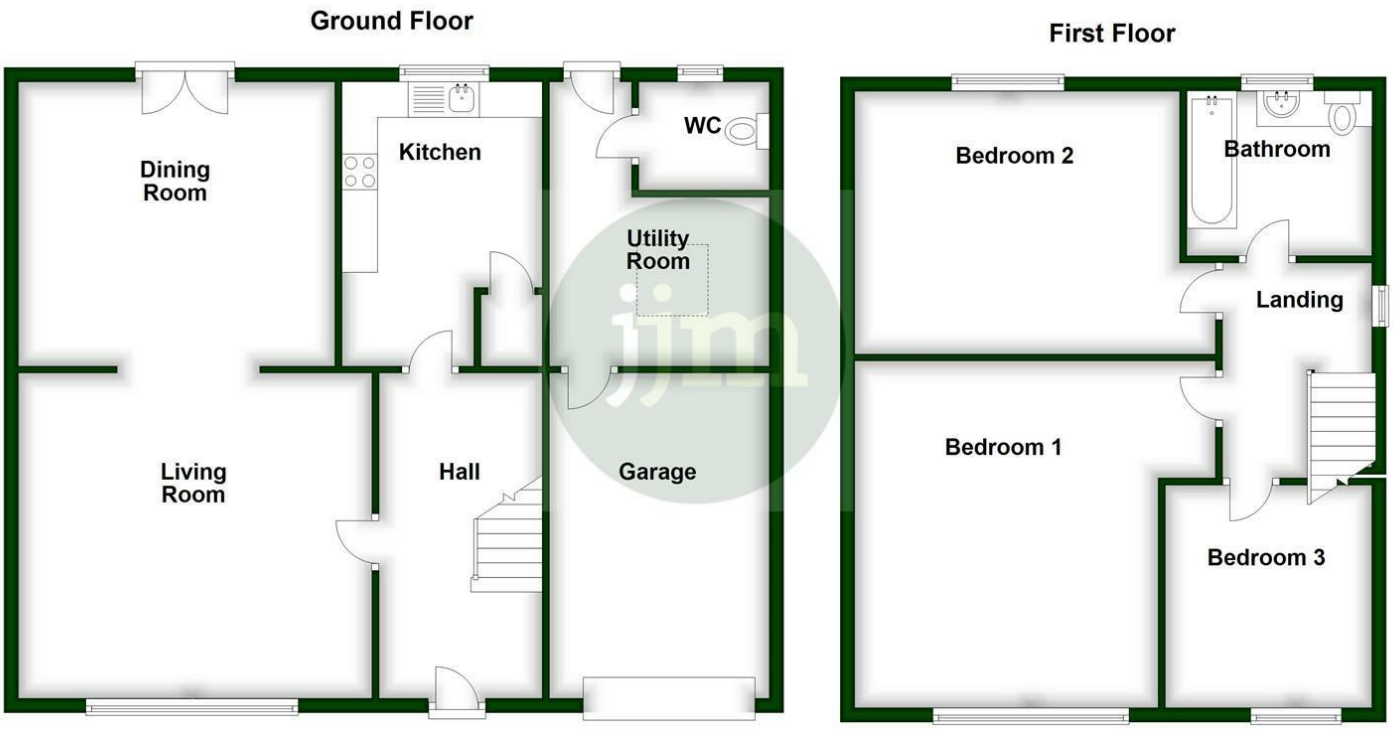
Externally

Off road parking to the front with lawned garden. To the rear is a good sized lawned garden with raised planter and timber shed.

Services, etc.

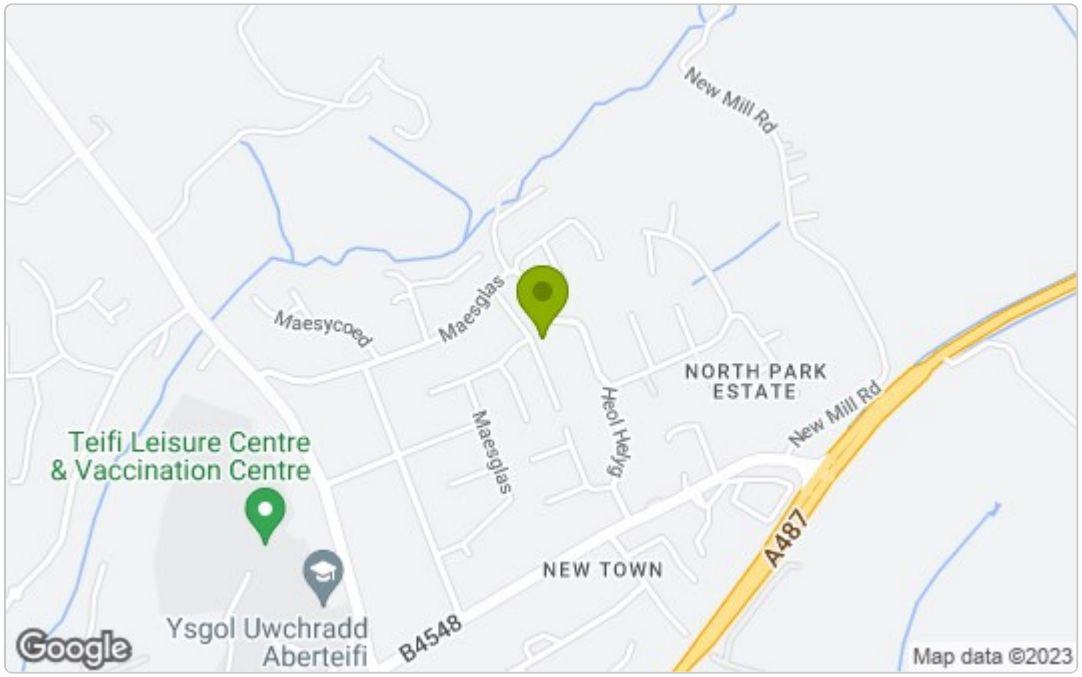
Services - Mains gas, electricity, water and drainage.
Local Authority - Ceredigion County Council
Property Classification - Band C
Tenure - Freehold and available with vacant possession upon completion.

Floor Plan

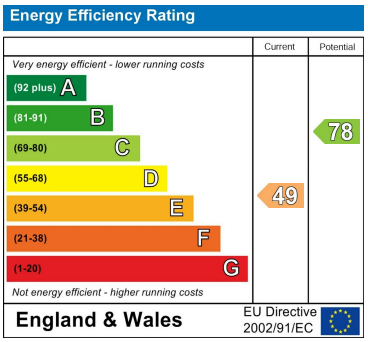


Plans provided as a guide only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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