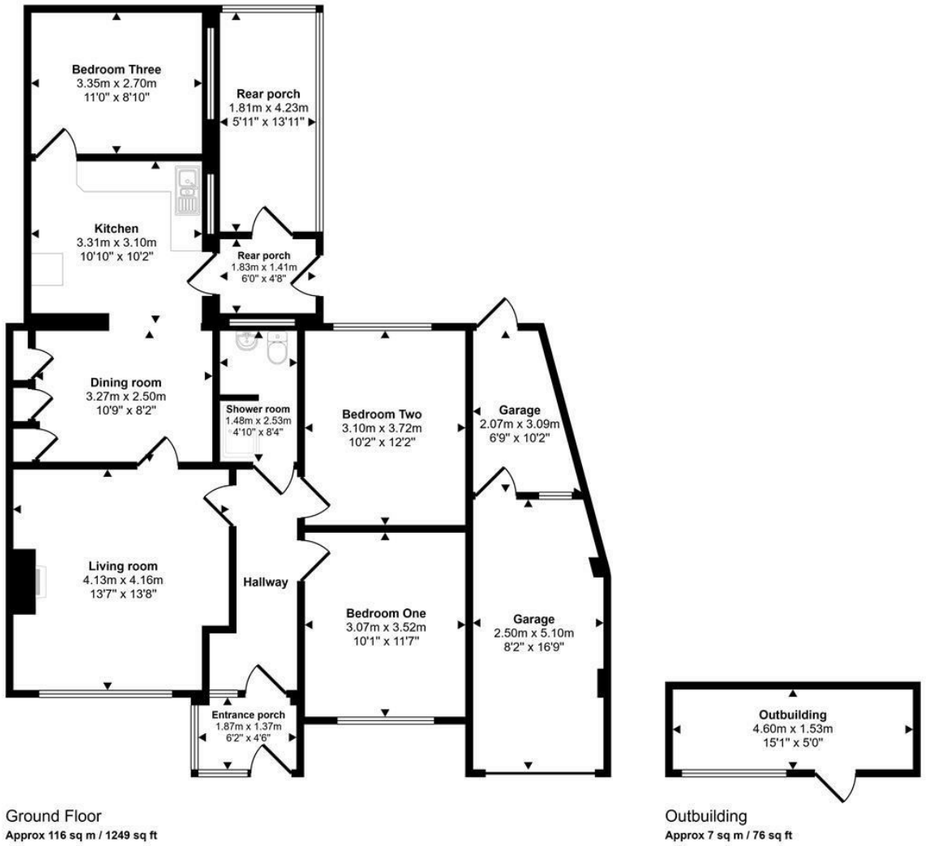
Approx Gross Internal Area
123 sq m / 1324 sq ft



Ground Floor
Approx 116 sq m / 1249 sq ft

Outbuilding
Approx 7 sq m / 76 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Ceredigion

ref: LW/AMS/07/25/OK_LW

FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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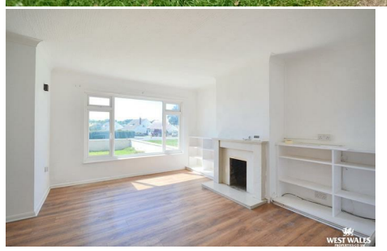
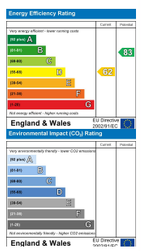


108 Maesglas, Cardigan, SA43 1AQ

- Semi Detached Bungalow
- Walking Distance To Amenities
- Detached Outbuilding
- Garden To Front & Rear
- Gas Central Heating
- Three Double Bedrooms
- Two Reception Rooms
- Convenient Location
- Garage & Parking
- EPC Rating: D



Offers In The Region Of £200,000

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The Property Ombudsman

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile

Celebrating 30 Years of Business

A semi-detached bungalow situated in the popular market town of Cardigan, within walking distance to schools, the town and its amenities. The property benefits from a garden to the front and rear, gas central heating and three bedrooms, this would make a wonderful first time buy, investment property or family home.

The accommodation briefly comprises: an entrance porch leading into a hallway. To the right are two double bedrooms. There is a shower room, and a living room with windows to the front that allow natural light to flood the space. Here there is a feature fireplace and built in shelving. From the living room, a doorway opens into the dining area, which in turn flows into the kitchen via a charming arched opening. The kitchen is fitted with matching wall and base units, offers space for a washing machine or dishwasher, and has a door leading to the rear entrance porch and a handy utility area / sun room.

Towards the rear of the bungalow leading from the kitchen, is the third double bedroom, offering flexible use as a guest room, study, or additional living space.

Externally, the front of the property features a lawned garden with a pathway leading to the front door. There is off-road parking for one vehicle and access to an attached garage, which benefits from power and lighting. The rear garden, accessed via the rear porch, includes a patio area and a lawned garden—perfect for relaxing or entertaining. There is also a detached outbuilding which could be used as a study / home office.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

Head out of Cardigan along North Road, turn left onto Greenland Meadows opposite Aldi. Continue along towards the end of the road and the bungalow will be found on your right hand side, denoted by our for sale board. What three words - ///brother.hoping.encoding

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.