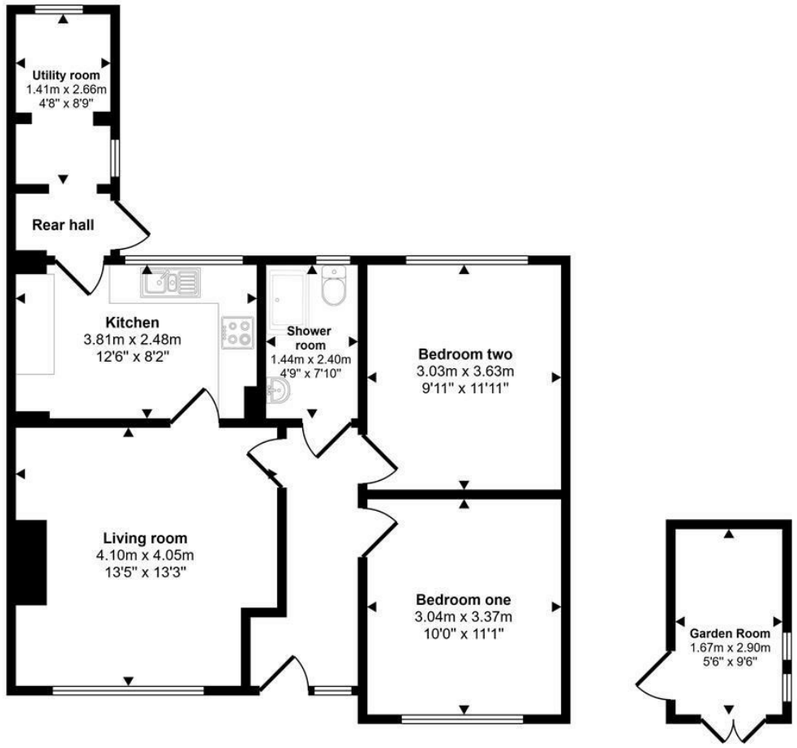
Approx Gross Internal Area
69 sq m / 739 sq ft



Floorplan
Approx 64 sq m / 687 sq ft

Garden Room
Approx 5 sq m / 52 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/09/26/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,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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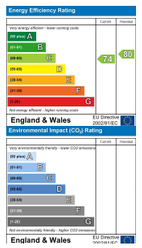
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

127 Maesglas, Cardigan, SA43 1AT

- Semi-Detached Bungalow
- Off Road Parking For Two Vehicles
- Approx. 1.7 Miles To The Coast
- Walking Distance To Schools & Amenities
- Gas Central Heating
- Two Double Bedrooms
- Outskirts of Cardigan Town
- Well Presented
- Garden To The Front & Rear
- EPC Rating: C



Offers In The Region Of £210,000

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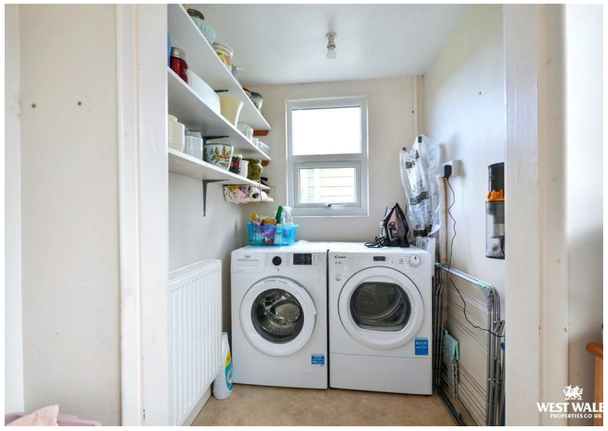
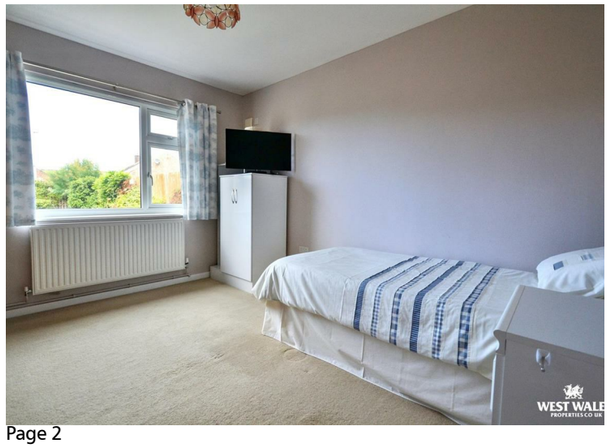
The Agent that goes the Extra Mile





A well-presented two-bedroom semi-detached bungalow, ideally situated within walking distance of the popular market town of Cardigan, its schools and a range of local amenities. The property offers comfortable single-storey accommodation, front and rear gardens, off-road parking for two vehicles, gas central heating and would make an excellent first-time purchase, or retirement home.

Upon entering, a door opens into the entrance hallway, with a door to the left leading to a bright and welcoming living room, which benefits from a window overlooking the front garden. From the living room, a further door leads into the kitchen, fitted with a range of matching wall and base units and offering space for a dining table. Beyond the kitchen is a useful utility area, with space and plumbing for a washing machine, tumble dryer and fridge/freezer. A door from the utility room provides direct access to the rear garden. The accommodation continues with two double bedrooms, both offering comfortable and versatile living space. A modern, shower room completes the accommodation and comprises a walk-in shower, WC and wash basin with useful storage cupboard beneath.

Externally, the front garden is mainly laid to lawn and provides a pleasant approach to the property, together with off-road parking for two vehicles and space for potted plants. The enclosed rear garden can be accessed either directly from the utility room or via a side gate. The garden is mainly laid to lawn with a variety of shrubs, and a patio area. There is also a useful garden shed and a summer house, providing a lovely sheltered spot to relax and enjoy the garden throughout the year.

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,, 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 turn right, the bungalow will be found on your left hand side. What three words - ///logged.yacht.blemishes

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