

NEW  
INSTRUCTION



## 38 Maesydderwen, Cardigan SA43 1PE

Offers in the region of £479,950

Detached 3 Bedroom Bungalow  
Well Kept Accommodation  
Popular Location In Town  
Possibility To Extend  
Garage, Parking And Garden  
EER - TBC

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## DESCRIPTION

A well kept 3 bedroom detached modern bungalow offering fantastic bright and spacious accommodation situated in a brilliantly convenient location within Cardigan town on the sought after Maesydderwen development. Internally the bungalow offers a good size kitchen/diner, a master ensuite and a modern family bathroom being ideal particularly for families or retired buyers seeking ample living space. Externally the property boasts front and rear gardens, brick paved front drive for parking, plus an integral electric operated garage. Viewing is highly recommended.

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## SITUATION

The property is situated in the sought after Maesydderwen development within a West Wales market town and convenient position within walking distance of the towns facilities and facilities. These include hospital, excellent range of local shops, some national retailers, educational establishments and leisure clubs. The area is renowned for its outstanding scenery and a short driveway is the Ceredigion Coastline down at Gwbert.

## HALLWAY

19'9 x 7'4 (6.02m x 2.24m)  
Entered via frosted double glazed door to front, access to loft, double panelled radiator, frosted windows to front, built-in large storage cupboards, wood flooring, doors to;

## LOUNGE

18'8 x 13'5 (5.69m x 4.09m)  
Double glazed windows to front and side, double

panelled radiator, wood flooring.

## KITCHEN/DINER

23'2 x 13'2 (7.06m x 4.01m)  
Fitted with a range of wall and base units with worktop over, 1½ bowl drainer sink, built-in dishwasher, built-in Indesit oven and gas hob with extractor hood over, tiled and wood flooring, part tiled walls, double glazed window to rear, external patio doors to rear, double panelled radiators, door to;

## UTILITY

12'1 x 5'7 (3.68m x 1.70m)  
Fitted with base units with worktop over, space for white goods, plumbing for washing machine, single drainer sink, tiled floor, double panelled radiator, external door to side, door to;

## INTEGRAL GARAGE

17'7 x 11' (5.36m x 3.35m)  
With up and over electric garage door, Worcester boiler servicing the domestic hot water and central heating system, power and lighting.

## BEDROOM 1

14'9 x 11'5 (4.50m x 3.48m)  
Double glazed bay windows to front, double panelled radiator, door to;

## EN-SUITE SHOWER ROOM

8' x 4'8 (2.44m x 1.42m)  
Corner shower cubicle, pedestal wash hand basin, WC, heated towel rail, tiled walls, tiled floor.

## BEDROOM 2

13' x 11'8 (3.96m x 3.56m)  
Double glazed windows to side and rear, double panelled radiator.

## BEDROOM 3

9'4 x 9'1 (2.84m x 2.77m)  
Double glazed windows to rear, double panelled radiator.

## BATHROOM

13'5 x 7'7 (4.09m x 2.31m)  
Bath tub, double shower cubicle, pedestal wash hand basin, WC, tiled walls, tiled flooring, heated towel rail, frosted double glazed window to side.

## EXTERNALLY

To the front of the property is a hard standing driveway providing ample off road parking and front garden mainly laid to lawn. Access both sides lead to the rear where there is a good sized lawned garden and patio area.

## SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the property.

## VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Cardigan, proceed up the High Street and onto Aberystwyth Road turning left onto Gwbert Road by the school. Travel less than a mile and turn left into Melin Yr Dre and continue bearing right into Maes Y Dderwen. Follow the road into the development and the property is found on the left hand side.