

*Impressive 3 bedroom detached family home. Cardigan. West Wales.*



8 Maesydderwen Cardigan, Ceredigion, West Wales. SA43 1PE.

£325,000

R/4482/RD

**\*\* Impressive 3 bedroom detached home \*\* Spacious plot with off street parking \* Private rear garden \*\* Useful garden room/gym \*\* 3 spacious double bedrooms \*\* Useful study/box room \*\* Modern refurbished bathrooms  
\*\* Walking distance to town centre amenities \*\* 5 minutes drive to Gwbert estuary \*\* 10 minutes drive to Pembrokeshire National Park \*\* NO CHAIN \*\* IMPRESSIVE FAMILY PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED \*\***

A property situated within the market town of Cardigan with its ample array of facilities and services including primary and secondary schools, 6th form college, cinema and theatre, community hospital, traditional high street offerings, retail parks, industrial estates and large scale employment opportunities. The Pembrokeshire National Park is within 10 minutes drive of the property.



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## GENERAL

An exceptional family home providing spacious 3 double bedroom accommodation and ample living space.

The property was originally constructed by a reputable local developer and is finished to the highest order.

Those wishing to secure a comfortable family home should not miss this opportunity!

## GROUND FLOOR

### Entrance Hallway

6' 1" x 9' 3" (1.85m x 2.82m) accessed via a glass panel uPVC door with side glass door with oak flooring, electric sockets, radiator,



### Ground Floor WC

WC, single wash hand basin, understairs storage, heated towel rail, oak flooring.



### Lounge

12' 3" x 18' 1" (3.73m x 5.51m) a large family living room with window to front, feature gas fire, radiator, oak flooring, multiple sockets, ample furniture space.







### Kitchen/Dining

10' 8" x 18' 5" (3.25m x 5.61m) with a range of oak effect units, Formica worktop, electric oven and grill, gas hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, window to garden, fitted dishwasher, slate flooring, tiled splashback, space for 6+ persons dining table with rear patio doors to garden, multiple sockets, radiator.



### Utility Room

With oak effect base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap, radiator, slate flooring, window and door to garden, tiled splashback.



### Integral Garage

18' 8" x 9' 4" (5.69m x 2.84m) with electric roller door to front, multiple sockets, housing a Worcester wall mounted gas boiler.



## FIRST FLOOR

### Landing

With double airing cupboard, access to loft.

### Master Bedroom

11' 9" x 13' 8" (3.58m x 4.17m) double bedroom, window to front, multiple sockets, radiator, oak effect flooring, TV point, access to:



### En-Suite

4' 8" x 8' 8" (1.42m x 2.64m) with a recently refurbishes en-suite facility with 4' walk-in shower with side glass panel, heated towel rail, WC, single wash hand basin on vanity unit, fully tiled walls and flooring.



### Bedroom 2

10' 9" x 10' 9" (3.28m x 3.28m) double bedroom, window to rear garden, oak effect flooring, radiator, multiple sockets.







## Bathroom

7' 7" x 7' 8" (2.31m x 2.34m) recently refurbished bathroom providing a feature roll top bath, WC, single wash hand basin, vanity unit half tiled walls, tiled flooring.



## Bedroom 3

9' 3" x 14' 7" (2.82m x 4.45m) double bedroom currently used as a nursery with window to front, Velux rooflight to rear, multiple sockets, radiator.



## Study

4' 9" x 7' 0" (1.45m x 2.13m) currently used as a dressing room, window to front.

## EXTERNALLY

### To Front

The property is approached from the adopted estate road into a brick paveyard parking forecourt with space for 2 vehicles and raised front area laid to lawn and side footpaths connecting to rear garden area with:





### Feature Garden Room/Gym

7' 4" x 14' 5" (2.24m x 4.39m) of timber frame construction with sliding patio doors to front, electric connections, wood effect flooring.

Main garden area predominantly laid to lawn with 6' boundary fencing.



### MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the

terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Council Tax Band E (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Garage. Off Street. Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

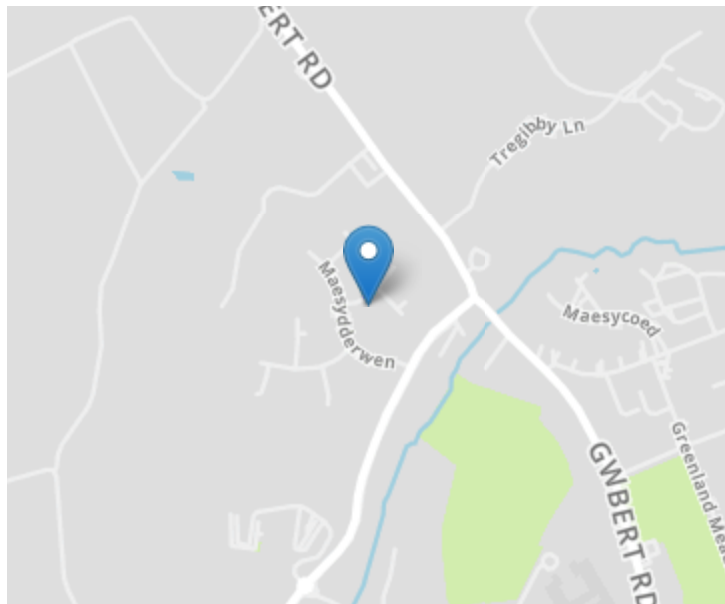
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

From Cardigan town centre travelling along North Road, take the left hand turning signposted Gwbert adjoining the Bowls Club, proceed along this road for approximately ½ mile to the mini roundabout and take the next left hand turning and after some 100 yards you turn right into Maesydderwen. Proceed into the estate travelling through the mini roundabout taking the next right hand turning and the property is first on the right hand side as identified by the agents for sale board.

For further information or  
to arrange a viewing on this  
property please contact :

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