

Approx Gross Internal Area  
100 sq m / 1077 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 'D' Ceredigion

ref: LW/AMS/04/24/OK

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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.

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

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

TELEPHONE: 01239 615915

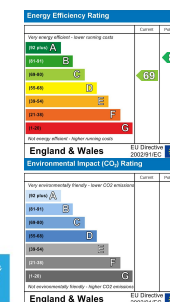


## 24 Greenland Meadows, Cardigan, Ceredigion, SA43 1AH

- Terraced House
- Enclosed Rear Garden & Off Road Parking
- Walking Distance To Schools
- Well Presented
- Gas Central Heating
- Ideal Family Home
- Convenient Location
- Three Bedrooms
- Open Plan Kitchen Diner
- EPC Rating: C

**Offers In The Region Of £320,000**

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**The Agent that goes the Extra Mile**



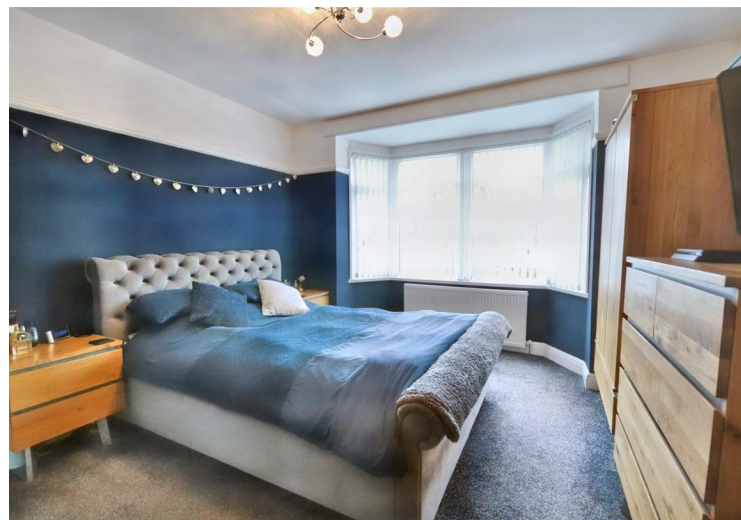


A mid terraced house situated in the popular market town of Cardigan, approximately 1.5 miles to the coast, within walking distance to amenities including both primary and secondary schools. The property is well presented, benefiting from gas central heating, off-road parking and an enclosed rear garden and would make an ideal family home.

An bricked arched doorway with French doors welcomes you into the entrance porch, with a built in storage cupboard, a hallway with a door to left leading into the living room, with bay window and brick slip alcove. There is a modern open plan kitchen diner with matching wall and base units, breakfast bar and a built in pantry. There is a door leading out to the rear garden from both the dining area and kitchen. The staircase leads to the first floor where there is a family bathroom with separate bath and shower, and three double bedrooms, one being the master with bay windows to the front.

Externally, the front of the property is laid to lawn with a path to the front door. At the rear of the house there is a low maintenance garden, with a patio seating area, and also benefits from two outdoor storage sheds, we have been advised one has water supply. From here there are a few steps down to the lawn with a path leading to end of the garden where there is a decking area, an ideal spot to sit and enjoy the garden. Beyond the back gate, there is off road parking for one vehicle and access to the garage. Viewing is recommended to appreciate what this lovely property has to offer!

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 supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.



**Porch**

**Kitchen/Diner**

**Bedroom Three**

**Hallway**

**Bedroom One**

**Bathroom**

**Living Room**

**Bedroom Two**

**DIRECTIONS**

Head out of Cardigan along North Road and Aberystwyth Road towards Aldi, turn left onto Greenland Meadows. Continue along this road and just after the first junction to the left the property will be located on your right hand side. What three words - [///frogs.thudding.vote](http://frogs.thudding.vote)



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.