



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 County Council

ref: LW/AMS/03/25/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.

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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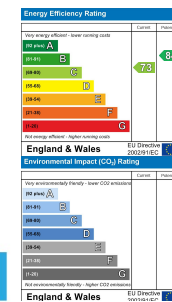


## 7 Greenland Meadows, Cardigan, Ceredigion, SA43 1AJ

- Semi-Detached House
- Two Reception Rooms
- Off-Road Parking
- Detached Workspace / Office
- Gas Central Heating
- Modern Accommodation
- Three Bedrooms
- Workshop Suited for Conversion
- Enclosed Rear Garden
- EPC Rating: C

**Price £310,000**

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**The Agent that goes the Extra Mile**







A beautifully presented semi-detached home located in the popular market town of Cardigan, within walking distance of local schools, the town centre, and its amenities, and just 1.5 miles from the coast. The property benefits from off-road parking, two reception rooms, and an additional attached room that could serve as extra living space. Additionally, there is a detached, insulated outbuilding—perfect for use as a home office or dedicated workspace. This versatile home is an ideal choice for families!

A charming brick-arched doorway with glazed French doors serves as an entrance porch from the off-road parking area, leading to an additional UPVC door into the entrance hall. To the left, a door opens into the inviting living room, a welcoming space featuring a characterful bay window and a cosy log burner. The second reception room, known as the "snug", offers a comfortable retreat after dinner and seamlessly connects to the rear extension. This open-plan kitchen and dining area boasts matching wall and base units, a tiled floor, a vaulted ceiling with Velux windows, and glazed French doors that overlook the rear garden. A practical utility room houses the boiler, provides extra storage, and includes plumbing for a washing machine, along with a second door leading to the downstairs W/C.

Access to the former garage, currently used as a workshop and extended utility space, is available via a door from the kitchen/diner. This versatile space features double doors to the front, a window, and a door leading to the garden, making it ideal for use as additional living accommodation or bedroom (STPC).

The staircase leads to the first floor where there is a modern family bathroom, tiled floor to ceiling with separate bath and shower. There are three bedrooms, one being the master with bay windows to the front, a second double bedroom and a single bedroom.



Externally, the property benefits from ample off-road parking at the front and a beautifully designed, enclosed rear garden. The outdoor space features a resin-bound gravel alfresco dining area, a well-maintained lawn, and a gravelled play area. A pathway leads to a fully insulated, brick-built outbuilding, perfect for use as a home office, studio, or dedicated workspace.

Don't miss the opportunity to make this appealing semi-detached house your new home - schedule a viewing today!

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, several public houses, 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.

### 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 right, the property is the first one on the right, the end property. What three words - ///folks.framework.blemishes



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