



Greenacres, Cardigan, SA43 2BZ

Offers in the region of £340,000





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- Stunning sea views over Aberporth and Cardigan Bay
- Lounge with log burner and access to the rear garden
- Dining room with a second log burner
- Enclosed rear garden with lawn, paved area, and two-tiered decking
- Walking distance to Aberporth's beaches
- Three bedrooms plus a spacious attic room with en-suite wet room
- Kitchen with freestanding appliances and connection to the conservatory
- Off-road parking for multiple vehicles and a detached garage
- Solar thermal hot water system for improved energy efficiency
- EPC rating :TBC

About The Property

Looking for a home with breathtaking sea views and plenty of space? This well-designed property makes the most of its spectacular outlook over Aberporth and the coastline of Cardigan Bay, offering a practical layout with generous living areas, a versatile attic room, and outdoor spaces perfect for enjoying the scenery.

Positioned to take full advantage of far-reaching sea views, this three-bedroom home with an additional attic room offers a well-thought-out layout with practical living spaces and plenty of character. From the driveway, which has space for multiple vehicles, a concrete pathway leads around the property, bordered by raised beds and lawned areas.

The entrance hall leads directly into the kitchen, which features a freestanding electric oven and hob, a fridge freezer, a selection of base and wall units, a sink and drainer, and the oil boiler. A cupboard houses the solar thermal hot water tank, ensuring energy efficiency. An opening connects the kitchen to the conservatory, a bright space with far-reaching sea views, perfect for relaxing or entertaining. A low wall separates the kitchen from the dining room, where a log burner adds warmth and character, creating a welcoming space for meals and gatherings. A door from the kitchen also leads to the side porch, another vantage point for the stunning coastal scenery, and has space and plumbing for a washing machine.

From the kitchen, an inner hallway leads to three bedrooms. Two of the rooms are doubles, offering comfortable proportions, while the third is a single room, ideal for a child's bedroom, home office, or guest room. The family bathroom is also accessed from the hallway and includes a WC, sink, and bath with an electric power shower over.



Continued:

At the end of the hallway, a small step leads down into the lounge, a well-proportioned space featuring a raised "Franco Belge" log burner. A glazed door opens out to the rear garden, seamlessly connecting indoor and outdoor living. Wooden stairs lead up to the first floor, where the attic room provides a bright and spacious area with French doors opening onto a Juliet balcony, perfectly positioned to frame the sea views. Built-in storage cupboards offer practicality, while a Velux window allows additional natural light. The en-suite wet room, fitted with a WC, sink, and shower, adds convenience and flexibility to this space.

Externally

The property offers a blend of functional and enjoyable outdoor areas. The detached garage provides additional storage or workshop potential, while a wooden shed offers further practicality. The enclosed rear garden is mainly lawned, with a paved area and a two-tiered curved decking space that provides a stunning spot to sit and take in the views. The home is

also within walking distance of Aberporth's popular beaches, making it an ideal choice for those looking to enjoy coastal living with everyday convenience.

Entrance Hall

9'4" x 5'1"

Kitchen

20'4" x 8'11" (max)

Conservatory

8'9" x 6'9"

Dining Room

13'10" x 10'11"

Side Porch

8'10" x 4'8"

Inner Hallway

15'9" x 3'2"

Bedroom 1

10'10" x 8'8"

Bedroom 2

11'0" x 10'11"

Bedroom 3

7'10" x 5'5"

Family Bathroom

7'8" x 5'5"

Lounge

19'2" x 13'5"

Attic Room

20'4" x 13'3"

En-Suite Wet Room

6'9" x 4'2"

Storage Room

8'9" x 3'10"

Detached Garage

19'7" x 12'5"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)

THAT THIS PROPERTY BENEFITS FROM THE

FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County

Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Non-Standard construction with block external covering & Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating / Log burner in Lounge and dining room, Solar thermal panels for the domestic hot water.

BROADBAND: Not Connected - PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal

Available , please check network providers for availability, or please check OfCom here -





<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that they have a right of way down the driveway shared with 2 others, and have shared maintenance costs

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Right of access down drive, along with 2 other properties with shared maintenance. The original bungalow is of Woolaway construction, the owners have extended with traditional build, and the exterior of the original bungalow has been block faced, the owners have a full structural survey available for an interested buyer.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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 in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

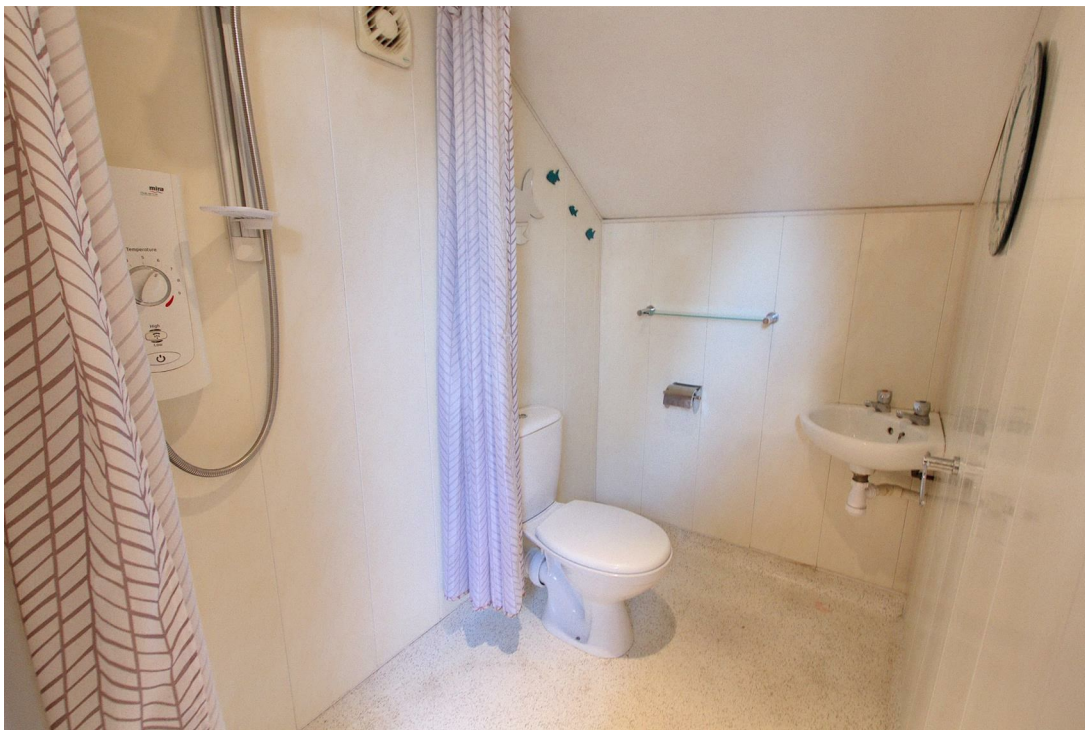
TR/TR/03/25/OK/TR













DIRECTIONS:

From Cardigan, proceed up the main A487 coast road and travel through the villages of Penparc, Blaenannerch and towards Blaenporth at the roundabout turn left for Aberporth, continue down into the village passing the church on your right, continue down a short distance and there is a drop curb with a telegraph post on your right, turn down there and down the lane passing a blue house, continue down the lane and the property is located at the end, denoted by our For Sale sign. What3words entrance to driveway: `///admiringly.hillsides.financial` What3words property location; `///witty.uses.astounded`

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website


<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer

The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub, cafe, Indian and Chinese takeaway, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, west Wales.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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