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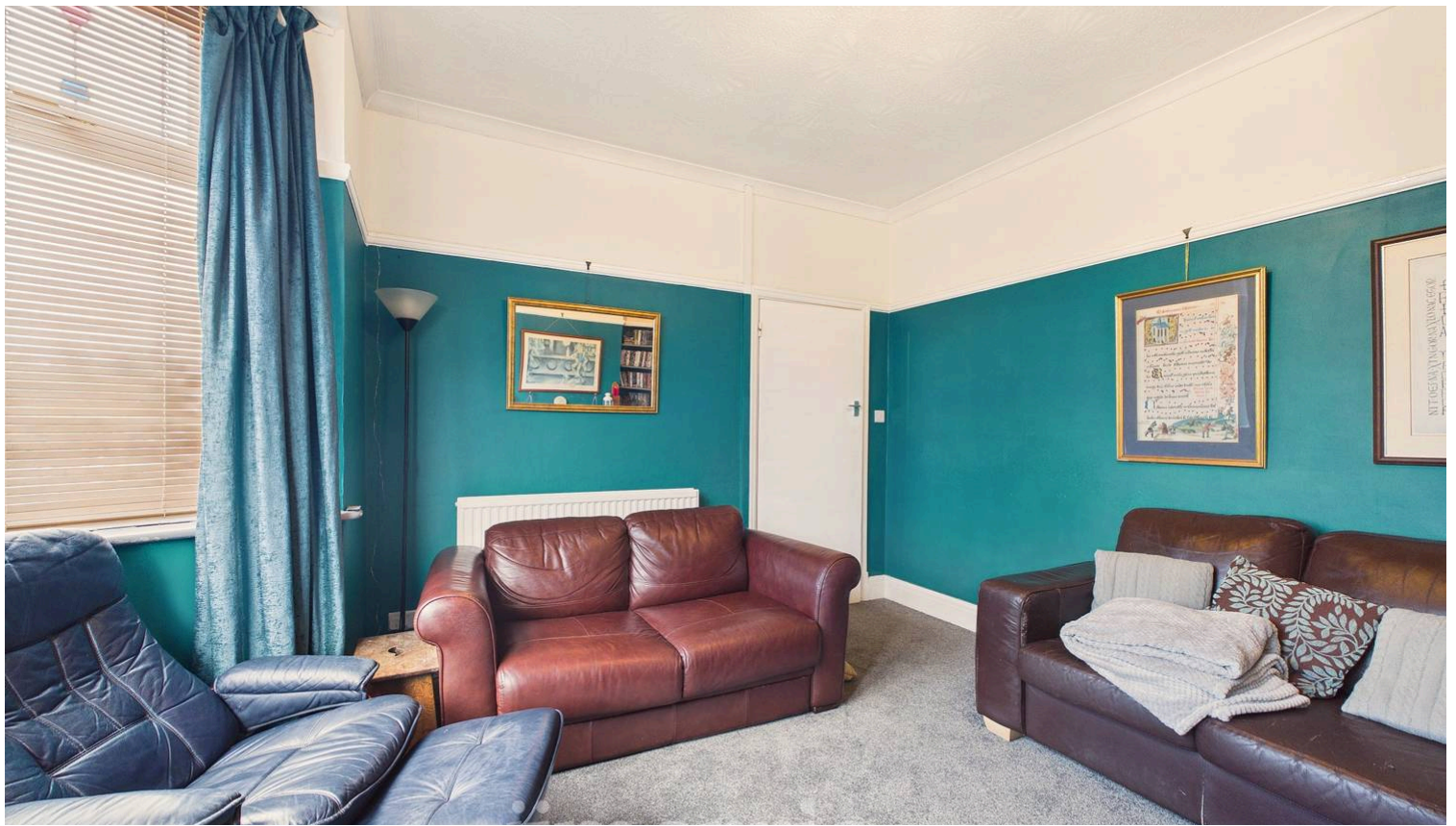


21 Greenland Meadows, Cardigan – SA43 1AJ

£350,000 Freehold

This well-presented extended three bedroom semi detached house offers an exceptional opportunity for families or professionals seeking a spacious and versatile home in a sought after residential area. The accommodation comprises: hall, living room, dining room, open plan kitchen/dining/living and a ground floor bathroom. To the first floor there are three bedrooms and a family bathroom. Additional features include double glazing and gas central heating. The property also benefits from a garage, offering secure parking or additional storage as required. Located within easy reach of local amenities, reputable schools, and excellent transport links, this home is perfectly positioned for those seeking a balance of suburban tranquillity and convenient access to the wider area. With its extended layout, high standard of presentation, and versatile living spaces, this traditional semi detached house is ready to welcome its next owners.

Council Tax band: D. Tenure: Freehold



Front Porch

uPVC double doors, tiled floor, glazed windows, door to:-
Hallway

Wooden flooring, radiator, picture rail, understairs storage, doors to:-

Living Room

uPVC double glazed bay window, built-in storage units, picture rail, coved ceiling, radiator.

Dining Room

Built-in shelving units, wooden flooring, picture rail, radiator, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel double sink unit with mixer tap over, integrated oven, dishwasher and fridge, induction hob with convector fan over, uPVC double glazed windows, laminate tiled flooring, opening to:-

Snug Area

Velux windows, laminate tiled flooring, uPVC double glazed doors to rear garden, door to WC.

Bathroom

Hand wash basin with tiled splashback, walk-in shower, WC, heated towel rail, built-in storage units, laminate tiled flooring, double glazed window.



Landing

Double glazed window, radiator, loft hatch, picture rail, doors to:-

Bedroom One

Radiator, picture rail, coved ceiling, double glazed windows.

Bedroom Two

Radiator, picture rail, coved ceiling, double glazed bay window.

Bedroom Three

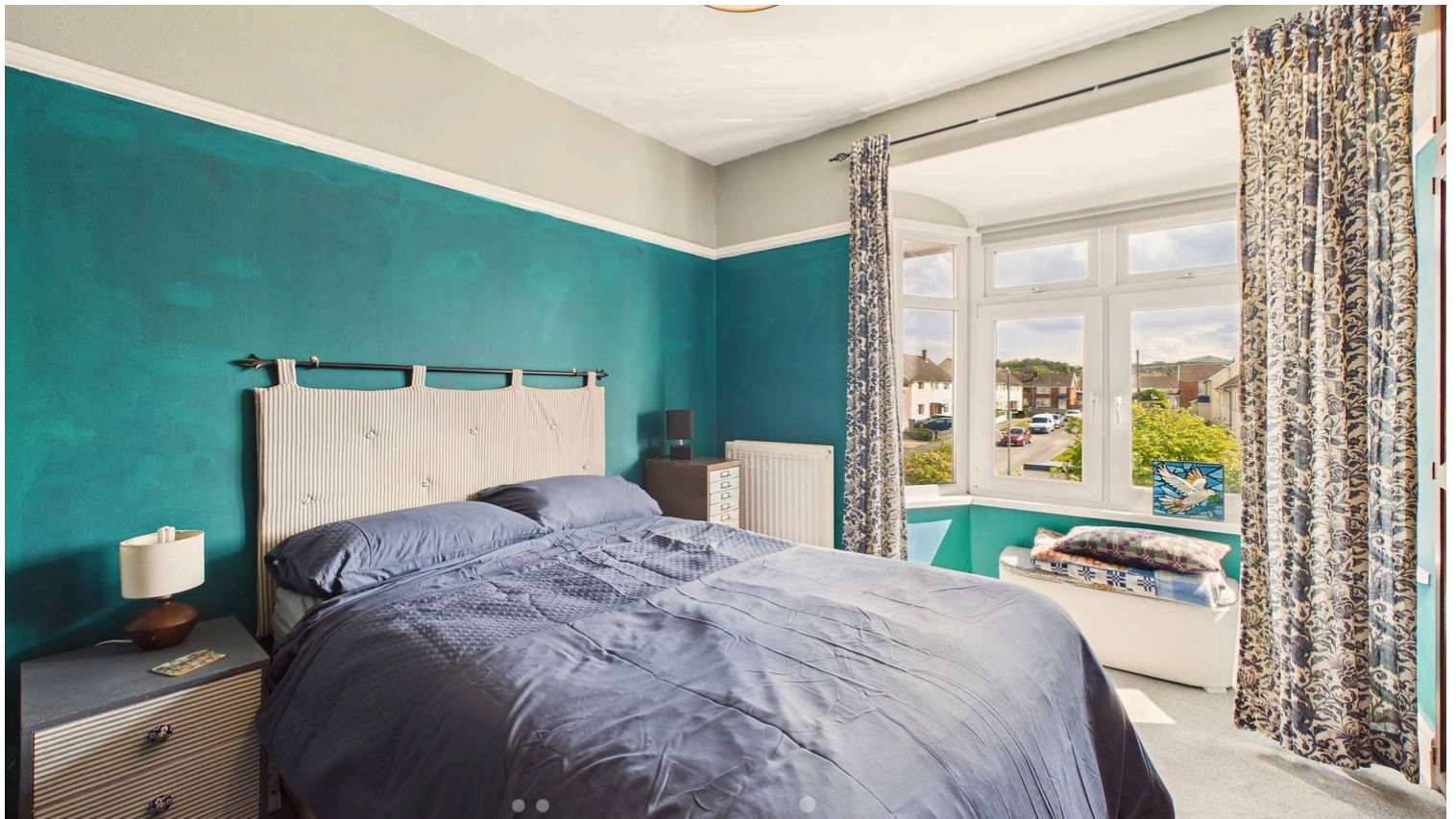
Radiator, picture rail, fitted wardrobes, shelving units, uPVC double glazed bay window.

Bathroom

Hand wash basin with storage unit under, WC, jacuzzi bath, shower, part tiled walls, laminate tiled flooring, double glazed windows, heated towel rail, coved ceiling.

Utilities and Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///breathing.convinc.es.downhill





Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 8mbps upload and 52mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



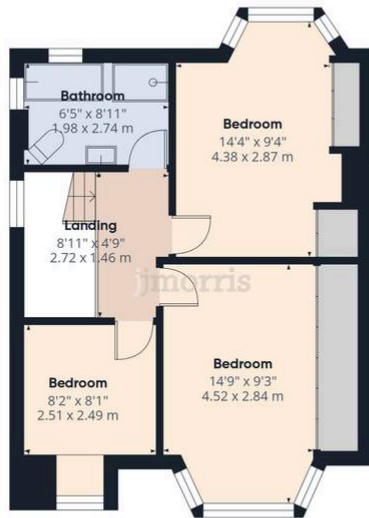
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor and indoor Three Good outdoor, variable indoor O2 Good outdoor and indoor Vodafone. Good outdoor, variable indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

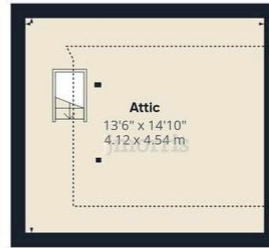




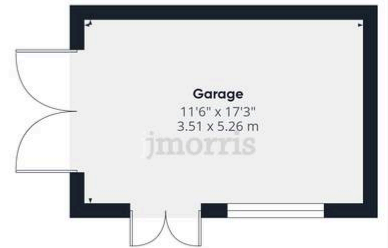
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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