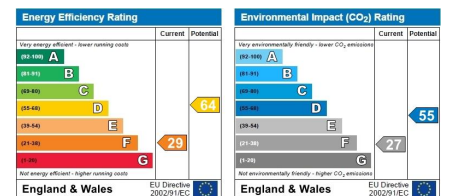




## 25 Greenland Meadows, Cardigan SA43 1AH

Offers in the region of £209,950

Traditional 3 Bed House  
Spacious Accommodation  
Excellent Garage/Workshop  
Close To Towns amenities  
Wider Than Average Plot  
EER - F29



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**DD/RO/67945/200819**

### **DESCRIPTION**

A fantastic 3 bedroom semi-detached house with wider than average plot, situated in a much sought after part of Cardigan town close to schooling, shopping and amenities. The house provides traditional good size accommodation with lovely features, having a semi open plan living/dining area, oil central heating and double glazing. There is a superb large garage/workshop which is of an excellent size, plus there is ample off road parking space as well. This is an ideal family home which must be seen!

EER - F29

### **SITUATION**

The property is situated within Cardigan town and is within a short walk from the town's many amenities which include schooling, health and leisure facilities, shops and supermarkets, etc. The renowned and spectacular Ceredigion coastline is within short driving distance.

### **PORCH**

Enter via frosted double glazed front door, tiled flooring, door with leaded glazing and matching surround windows to:

### **HALLWAY**

Stairs to first floor with storage cupboard under and double glazed window, radiator, doors to:

### **SITTING ROOM**

13'7 x 12' (4.14m x 3.66m)  
Double glazed bay window to front, fireplace, radiator.

### **OPEN PLAN LOUNGE/ DINER**

### **LOUNGE AREA**

12'9 x 10'3 (3.89m x 3.12m)  
Fireplace, double glazed external door and matching side windows to rear garden, radiator.

### **DINING AREA**

13'6 x 7'10 (4.11m x 2.39m)

Double glazed window to rear, radiator, recess with shelving a storage cupboard, door to:

### **KITCHEN/BREAKFAST ROOM**

17'10 x 9'1 (5.44m x 2.77m)  
Wall and base storage cupboards with worktops over, single drainer sink, space for cooker, Warmflow oil boiler servicing the domestic hot water and central heating, double glazed windows to front and side, radiator, door to:

### **UTILITY**

6'3 x 5'2 (1.91m x 1.57m)  
Sink, plumbing for washing machine, radiator, tiled flooring, double glazed window and external door to rear, cupboard housing oil tank, door to:

### **CLOAKROOM**

WC, double glazed window, part tiled walls.

### **FIRST FLOOR LANDING**

Frosted double glazed window to side, access to loft with drop down ladder, built-in airing cupboard with shelving and hot water cylinder, doors to:

### **BEDROOM ONE**

14'8 x 11'5 (4.47m x 3.48m)  
Double glazed bay window to front, radiator, fitted wardrobes.

### **BEDROOM TWO**

11'11 x 11'4 (3.63m x 3.45m)  
Double glazed window to rear, radiator, fitted wardrobes.

### **BEDROOM THREE**

8'8 x 7' (2.64m x 2.13m)  
Double glazed window to front, radiator.

### **BATHROOM**

10'7 x 6'5 (3.23m x 1.96m)  
Bath with shower over, pedestal wash hand basin, WC, radiator, part tiled walls, frosted double glazed window.

### **LOFT**

15'8 x 15'6 (4.78m x 4.72m)  
Boarded with roof window.

### **EXTERNALLY**

To the front of the property is a tarmacadam driveway providing ample off road parking space with garden flower beds. Side access leads down the property to a large **DETACHED GARAGE 28' x 15'4** with folding doors to front, windows to side and rear, power and lighting connected and door to side. There is an **ADJOINING STORAGE SHED**. The rear garden is mainly laid to lawn with a raised patio seating area.

### **SERVICES**

We are advised mains water, electricity and drainage are connected to the property with oil fired central heating.

### **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

### **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### **TENURE**

We are advised that the property is Freehold

### **GENERAL NOTE**

Please note that 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 on these details have not been tested.

### **DIRECTIONS**

From our office in town head straight up the main road through the high street and out onto Aberystwyth road, turn left into Greenland Meadows by Aldi supermarket and number 25 is found at the end on the right hand side identified by our John Francis For Sale sign.