





11 Greenland Meadows, Cardigan

£350,000 Freehold

Three Bedroom Semi Detached House • Modernised & Extended • Open Plan Living/Kitchen/Dining • Parking & Garage • Low Maintenance Gardens

Contact Cardigan Office

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Porch
uPVC double glazed doors, storage cupboard, door to:-

Hallway
Parquet flooring, radiator, stairs to first floor, doors to:-

Living Room
LVT wood effect flooring, uPVC double glazed bay window, radiator, picture rail, fireplace on slate hearth.

Sitting Room
Parquet flooring, log burner on slate hearth, radiator, picture rail, through to:-

Dining Room
Tiled flooring, stone feature wall, electric opening glass roof lantern, double glazed bifold doors to rear garden.

Kitchen
Having a range of wall and base units with breakfast bar and integrated wine cooler, gas cooker with induction unit over, inset stainless steel sink unit with mixer tap over, Velux window uPVC double glazed windows, tiled flooring, storage cupboard, towel radiator, door to:-

Utility
Having a range of wall and base units, space for white goods, tiled flooring.





WC
Hand wash basin, WC, tiled flooring, uPVC double glazed window, towel rail.

Landing
uPVC double glazed window, picture rail, loft hatch, doors to:-

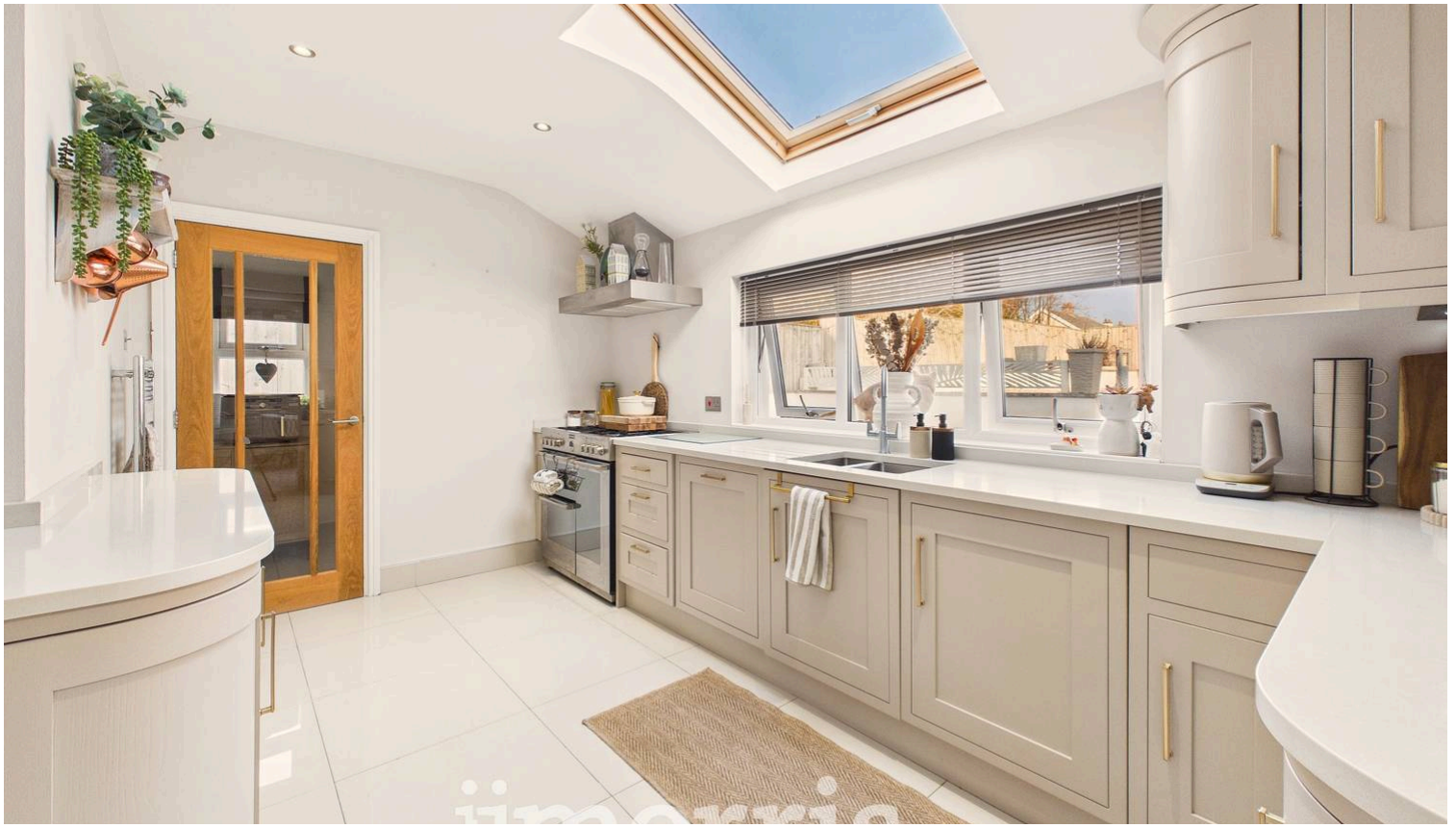
Bedroom One
LVT wood effect flooring, uPVC double glazed window, storage cupboard, picture rail, radiator.

Bedroom Two
LVT wood effect flooring, uPVC double glazed bay window, picture rail, radiator.

Dressing Room/Bedroom Three
LVT wood effect flooring, uPVC double glazed window, picture rail, radiator.

Bathroom
Bath, shower, WC, hand wash basin in vanity unit, non-slip tile effect flooring, towel radiator, stone feature wall, uPVC double glazed window.

Utilities & 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: ///equal.mallets.encourage





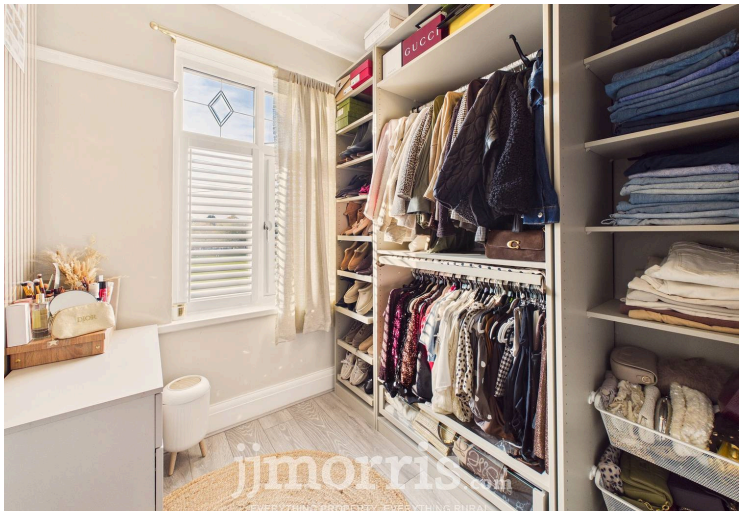




Anti Money Laundering & Ability To Purchase
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof 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, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download, Superfast 17mbps upload and 76mbps download and Ultrafast 200mbps upload and 1800mbps 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 indoor mobile coverage EE - Good outdoor and indoor. Three - Good outdoor, variable indoor. O2 - Good outdoor and indoor. Vodafone. - Good outdoor. 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.





GARDEN

To the front of the property there is off-road parking with access to the garage, conveniently located to the side of the property. To the rear, the property boasts a beautifully presented, split-level, low maintenance garden. The lower level feature a resin-laid surface and decking area with steps leading up to the raised upper level, which has been tiled and enclosed by walls, creating an ideal space for outdoor dining and entertaining.



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