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RICS



Since 1989

A recently modernised 3 bed semi detached property on the edge of the popular Market town of Cardigan - West Wales.



22 Greenfield Row, Cardigan, Ceredigion. SA43 1LB.

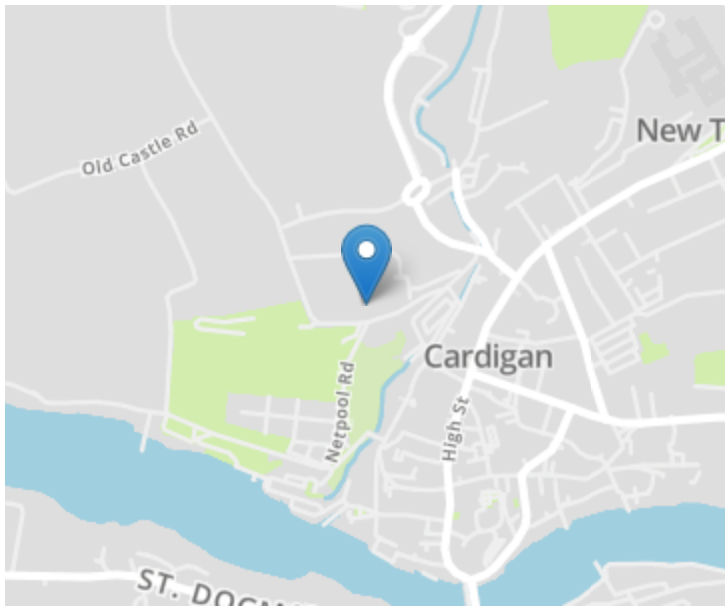
R/3768/ID

£270,000

****Delightful 3 Bed Semi Detached Property**** Recently refurbished and modernised to a good standard ****Large Corner Plot with beautiful lawned area to front**** 3 Bed accommodation ****Brand new Kitchen**** Ideal family home ****5 minutes walking distance from Cardigan town centre**** Lovely views over adjacent countryside ****Large driveway and private parking area**** Double Glazed throughout ****Mains Gas central heating****

The property comprises of Ent Hall, Front Sitting Room, Downstairs Shower Room, Modern Kitchen. First Floor - 3 Double Bedrooms and a Family Bathroom.

Conveniently positioned on the edge of Cardigan town centre being within immediate walking distance to local facilities and services including a new area Health Centre, Primary and Secondary School Education and 6th Form College, local and national retailers, playing fields, local cafes, bars and restaurants, cinema/theatre.



Front Sitting Room

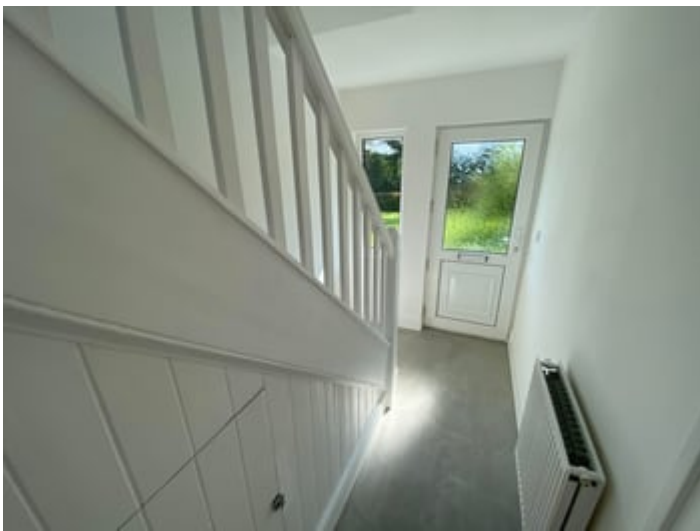
11' 2" x 12' 2" (3.40m x 3.71m) with large double glazed window to front with views over the front garden, central heating radiator, gas fire (now been disconnected) with surround.



GROUND FLOOR

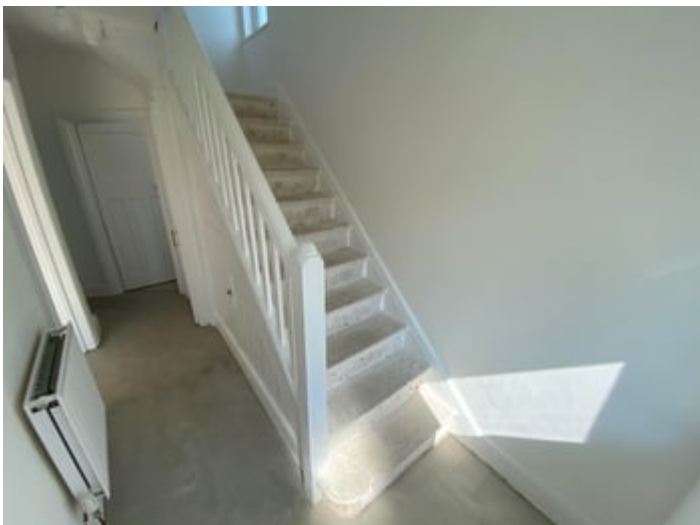
Entrance Hall

14' 7" x 6' 0" (4.45m x 1.83m) with half glazed upvc door, double glazed side window, central heating radiator, stairs to first floor, understairs cupboard.



Downstairs Shower Room

5' 0" x 6' 5" (1.52m x 1.96m) a white suite comprising of an enclosed shower unit with Mira electric shower above, low level flush w.c. pedestal wash hand basin, tiled walls and floor, frosted window to side.





Modern Kitchen

18' 6" x 11' 3" (5.64m x 3.43m) (max) with a range of modern light grey base and wall cupboard units with formica working surfaces above, Lamona electric oven, 4 ring ceramic hob above, pull out extractor hood, integrated tall fridge freezer, integrated slimline Lamona dishwasher, stainless steel single drainer sink with hot and cold taps, plumbing space for automatic washing machine, double glazed window to rear and side, half glazed exterior door, tiled flooring. Door into pantry cupboard.



FIRST FLOOR

Central Landing

With double glazed window to side and access hatch to Loft.



Front Bedroom 1

9' 6" x 9' 1" (2.90m x 2.77m) double glazed window to front with lovely countryside views, central heating radiator.



Front Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m) double glazed window to front, again with views over open countryside, central heating radiator.



Rear Bedroom 3

9' 5" x 9' 0" (2.87m x 2.74m) double glazed window to rear, central heating radiator.



Family Bathroom

11' 7" x 9' 3" (3.53m x 2.82m) a white suite comprising of a panelled bath with shower head above, low level flush w.c. pedestal wash hand basin, fitted wardrobes housing the Ideal Gas combi boiler, half tiled walls, double glazed window to rear.



EXTERNALLY

To the Rear

A lovely rear patio area laid to patio slab and golden

chippings.

Former coal Store and lean to storage Shed.

There is also a Cedarwood Garden Shed.



To the Front

The property is approached via its own driveway with parking for several cars.

A delightful area laid to lawn with many mature shrubs and a mature apple tree.

The front is also South facing.





come to Pendre 'fish and chips shop' on your left. Take the left junction towards Mwldan theatre. You will see Mwldan theatre on your right, take the first left junction opposite Mwldan and follow this road until you come to a fork in the road. Continue following the road to the right. The property will be located 500 yards on the right hand side identified by the agents 'for sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from Mains Water, Electricity, Drainage and Gas. A Solar Panel.

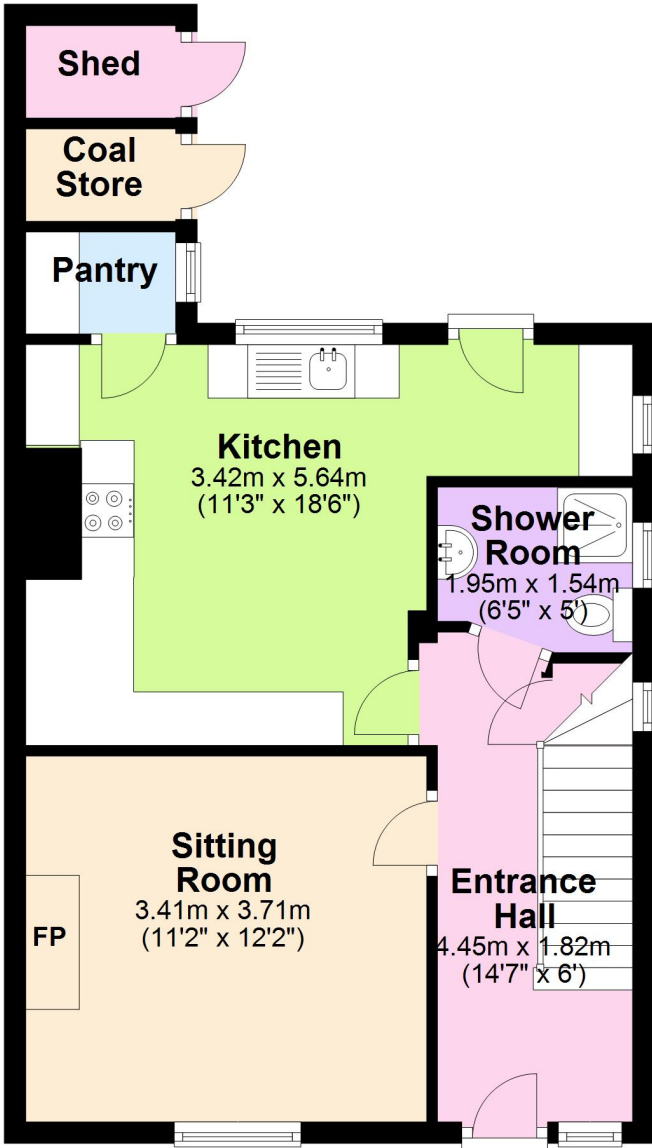
Council Tax Band B.

Directions

From Cardigan town centre, follow the main street until you

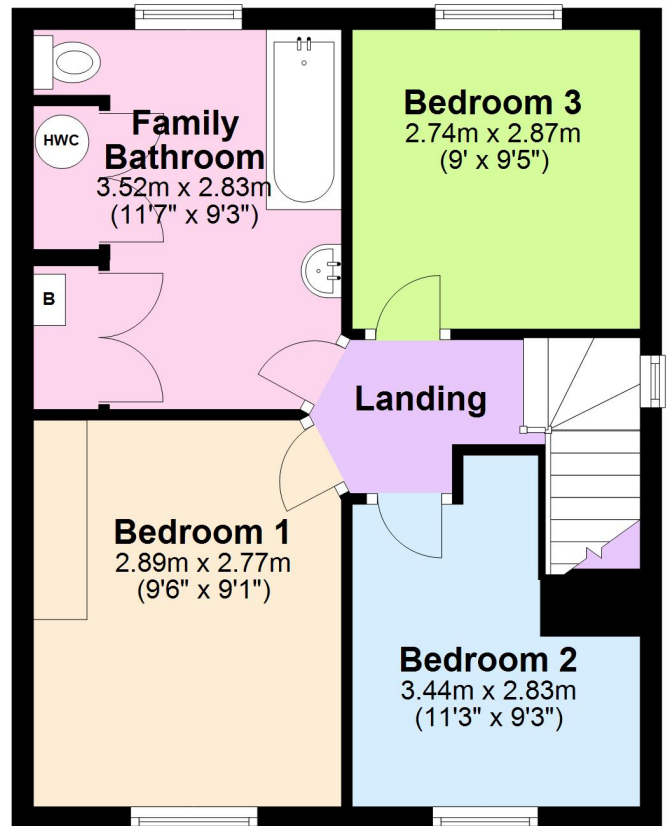
Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.