



Greenacres, Cardigan, SA43 2BZ
Offers in the region of £315,000

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Greenacres, Aberporth, SA43 2BZ

Offers in the region of £315,000

- 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/>)

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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have

these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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.

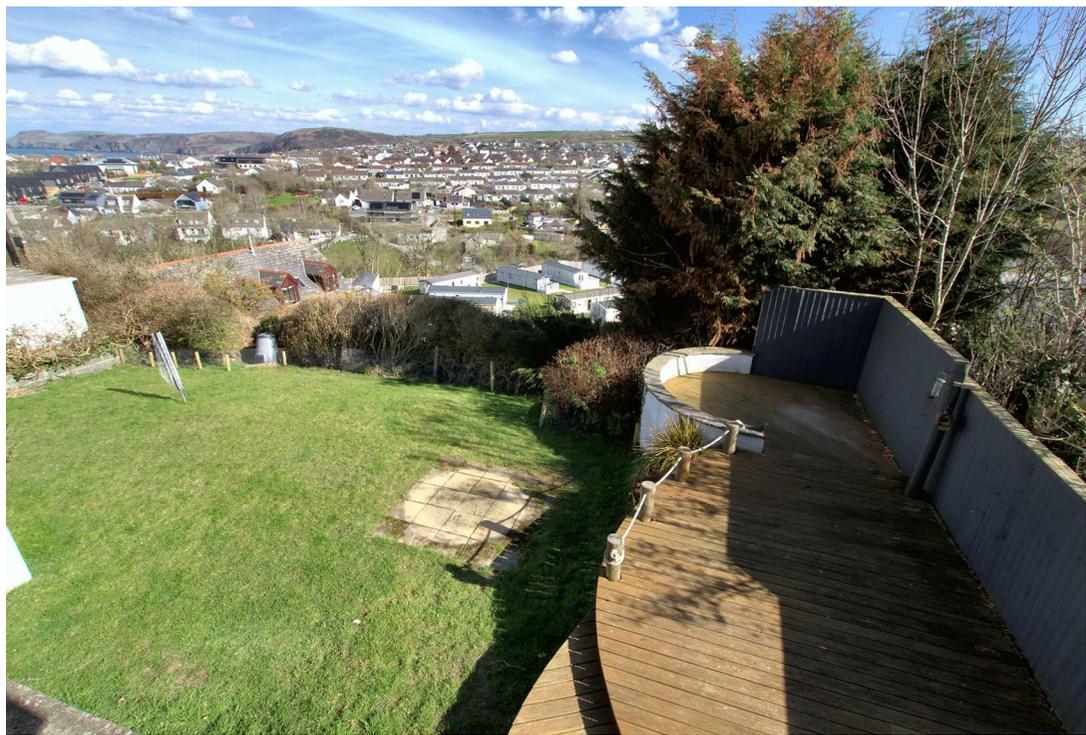
TR/TR/03/25/OK/TR













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](#)





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.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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