

*Attention 1st time buyers! Attention Investors! Spacious 3 bedroom semi detached home. Ffos y Ffin. Near Aberaeron. West Wales.*



**16 Maes Iwan, Ffos y Ffin, Ceredigion. SA46 0DE.**

**£239,000**

**R/4304/RD**

\*\* Attention 1st time buyers \*\* Ideal opportunity to get on the housing ladder \*\* 3 bed semi-detached home \*\* Set within large plot \*\* Private rear garden \*\* Off-road private parking \*\* Immaculately presented \*\* Well maintained \*\* Walking distance to village amenities including Morrisons Daily and popular public house \*\* Good public transport connectivity \*\* Short walking distance to Aberaeron \*\* A great investment opportunity \*\* THIS WILL NOT BE AROUND FOR LONG \*\*

The property is situated within the popular coastal village of Ffos y Ffin positioned on the A487 main road. The village offers a good level of local amenities and services including popular Morrisons Daily village shop/mini supermarket, recently refurbished and reopened public house and excellent public transport connectivity. The nearby Georgian harbour town of Aberaeron is less than 5 minutes drive from the property offering a wider range of local amenities and services including primary and secondary schools, leisure centre, popular local cafes, bars and restaurants, traditional high street offerings and community health centre.

The university town of Aberystwyth is some 30 minutes drive to the north.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## ACCOMMODATION

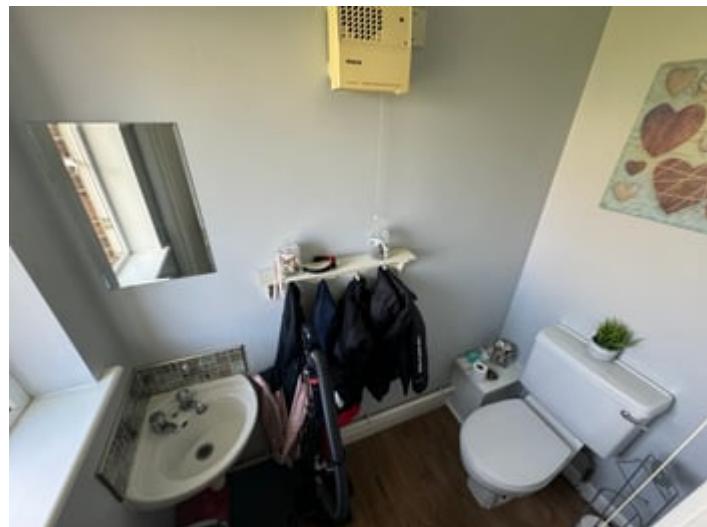
### Entrance Hallway

4' 0" x 4' 6" (1.22m x 1.37m) accessed via glass panel uPVC door, heater, wood effect flooring.



### WC

3' 1" x 6' 5" (0.94m x 1.96m) WC, single wash hand basin, front window, wood effect flooring.



### Kitchen

9' 4" x 15' 5" (2.84m x 4.70m) with base and wall units, Formica worktop, electric oven and grill, electric hobs with extractor over, tiled splashback, plumbing for washing machine, stainless steel sink and drainer with mixer tap, front window, space for dining table, space for freestanding

fridge/freezer, heater, wood effect flooring.





### Lounge

16' 5" x 15' 6" (5.00m x 4.72m) large family living room with patio doors to garden, rear and side windows, heater, multiple sockets, TV point. Open stairs to first floor.



### FIRST FLOOR

#### Landing

6' 8" x 9' 9" (2.03m x 2.97m) heater, access to loft.



### Bedroom 1

9' 6" x 15' 5" (2.90m x 4.70m) double bedroom, 2 x window to front, multiple sockets, heater.



### Rear Bedroom 2

9' 5" x 7' 3" (2.87m x 2.21m) single bedroom with window to rear garden with distant sea views, multiple sockets, heater.



### Rear Bedroom 3

7' 7" x 8' 7" (2.31m x 2.62m) double bedroom, window to rear with distant sea views, multiple sockets, heater.



## EXTERNAL

### To Front

The property is approached via the adjoining estate road onto a tarmac driveway with space for 2+ vehicles to park with front areas laid to lawn, footpaths leading to the front of the house and along to:



### Bathroom

5' 6" x 8' 9" (1.68m x 2.67m) (max) modern white bath suite including panel bath with shower over, WC, single wash hand basin, side window, vinyl flooring.



### Rear Garden Area

being fully enclosed by 6' panel fencing and mature hedgerow offering private south facing garden area.



### MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### Services

The property benefits from mains water, electricity and drainage. Electric central heating system.

Council Tax Band - D.

Tenure - Freehold.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Aberaeron head south on the A487 and after some 1 mile you enter the village of Ffos y Ffin. After passing the church on the right hand side, continue for a further 20 yards taking the next left hand exit into the layby area and immediately left onto Rhiwgoch with painted cottages on your right hand side. Continue for approximately 50 yards and the entrance to Maes Iwan is located on your left hand side. Proceed into the estate bearing left and continue for a further 50 yards and the property is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600  
E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



Regulated by  
**RICS**<sup>®</sup>

