

*Pleasant detached 3 bedroomed en suite residence with garage and easily maintained garden.
Ffosyffin Near Aberaeron.*



23 Cwrt Y Brenin, Ffosyffin, Aberaeron, Ceredigion. SA46 0HU.

£315,000

Ref R/4878/ID

**** Attractive 3 bedroomed detached house with garage and garden ** 1 mile from the coast at Aberaeron ** 3 Bed (en suite) ** Double glazing ** Central heating (new boiler) ** Family proportioned ** Pleasant light and airy accommodation ** Private residential estate ** Convenient to bus route and easy reach of town amenities ****

The accommodation provides Front Porch, Entrance Hall, Front Sitting Room with french doors to rear Spacious Kitchen/Dining Room with french doors to garden, Utility Room and Downstairs Cloak Room and toilet. To the first floor - 3 Bedrooms (1 with en suite shower room), main Bathroom and WC.

The property is situated within the coastal village of Ffosyffin on the A487. The village offers a good level of facilities including a popular supermarket, church and village public house. Being only 1 mile from the Georgian Harbour town of Aberaeron to the North offering a good level of local cafes, bars, restaurants, health centre, primary and secondary school, sports facilities and traditional High Street offerings. Aberystwyth is some 30 minutes drive to the North with its wider range of facilities including regional Hospital, University and Network Rail connections.



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GROUND FLOOR

Front Porch



Storm porch with recently installed composite door with matching side panel leads to -

Entrance Hall



with central heating radiator, stairs rising to first floor, understairs storage cupboard, door into -

Front Living Room





19' 5" x 10' 5" (5.92m x 3.17m) into bay window to front, central heating radiator, French doors lead through to -

Rear Kitchen/Dining Room

20' 10" x 10' 11" (6.35m x 3.33m) The kitchen area is fitted with a modern range of base and wall cupboard units with formica working surfaces, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, integrated appliances including dish washer, ceramic hob unit with cooker hood over, fridge and freezer, stainless steel oven, part tiled walls, tiled floors, central heating radiator.

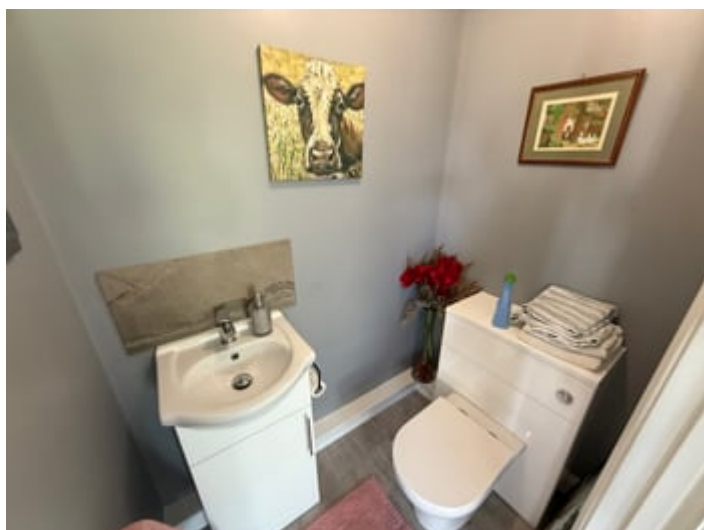


Side Utility Room



with tiled floor, stainless steel single drainer sink unit with mixer taps, central heating radiator, appliance space with plumbing for automatic washing machine, newly installed oil fired Worcester central heating combi boiler, rear exterior door.

Downstairs Cloak Room



with low level flush toilet, pedestal wash hand basin, low level flush toilet, central heating radiator.

FIRST FLOOR

Central Galleried Landing



Approached via staircase from the Entrance Hall.

Front Double Bedroom 1

16' 2" x 10' 1" (4.93m x 3.07m) into bay window with a pleasant aspect, central heating radiator.



En Suite Shower Room





providing shower cubicle, pedestal wash hand basin, low level flush toilet, central heating radiator.

Rear Double Bedroom 2

11' 2" x 10' 1" (3.40m x 3.07m) with central heating radiator, window overlooking garden and views towards the sea.



Rear Bedroom 3



11' 1" x 6' 4" (3.38m x 1.93m) with central heating radiator and window overlooking garden.

Family Bathroom



8' 11" x 6' 3" (2.72m x 1.91m) (max.) with central heating radiator, white suite providing a panelled bath, pedestal wash hand basin, low level flush toilet and built in cupboard.

EXTERNALLY

To the Front

Tarmacadamed front driveway leads to an Attached Single Garage 17'11" x 8'8" with up and over door. Paths surround the residence.



To the Rear

A particular feature of the property is its rear, south facing garden, that is beautifully maintained with a variety of mature shrubs and flowers. The rear is fully enclosed with a timber fenced boundary.



MONEY LAUNDERING

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.

VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –
www.morgananddavies.co.uk. Also on our FACEBOOK
Page - www.facebook.com/morgananddavies. Please 'LIKE'
our FACEBOOK Page for new listings, updates, property
news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and
Instagram Pages

Services

Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band D (Ceredigion County Council)

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Aberaeron proceed south-west on the A487 coast road. After a mile or so you will pass a Church on the right hand side, do not take the left hand turning opposite but proceed for further 100 yards and then turn left into a lay-by. Carry straight on with the grassed area on your right hand side, you will see directly in front of you a stone walled entrance to Cwrt y Brenin. Drive into the estate, bear right and take the 2nd left hand turning. This will take you up to a cul de sac and you will see this property as the last but one on the right hand side.

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

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