

Attention First Time Buyers! Attractive Semi-Detached 3 Bed House. Popular Coastal Village of Ffos y Ffin, Nr Aberaeron.



4 Haulfan Ffosyffin, Aberaeron, Ceredigion. SA46 0HT.

£235,000

Ref R/4617/ID

**** Attention first time buyers! ** Well presented 3 bedroom semi-detached house ** Located in the popular coastal village of Ffosyffin ** 2 miles to Aberaeron ** Oil fired central heating ** uPVC double glazing throughout ** Off road private parking for 2/3 cars ** Glimpse of the Sea ** Enclosed low maintenance garden ** Wood burning stove ****

The accommodation provides - entrance hall, front lounge, rear kitchen/dining room, utility room. First floor 2 double bedrooms, 1 single bedroom, bathroom.

Popular residential cul de sac on the edge of Ffosyffin, only a mile or so from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy travelling distance of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter. A 15 minute walk down the parish road to the sea front at Gylfach yr Halen.



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THE ACCOMMODATION

Entrance Hall



With oak effect composite entrance door, laminate flooring, central heating radiator, stairs rising to first floor.

Living Room

15' 7" x 11' 7" (4.75m x 3.53m) with laminate flooring, a fireplace housing a multi fuel stove on a raised slate hearth with oak beam over, alcoves to each side, central heating radiator, front aspect window.



Rear Kitchen/Dining Room



14' 11" x 9' 9" (4.55m x 2.97m) with vinyl tile effect floor, a modern range of cream fronted base and wall cupboard units with formica working surfaces, single drainer sink unit with mixer taps, integrated LOGIK stainless steel oven with ceramic hobs over and cooker hood, appliance space with plumbing for automatic washing machine, part tiled walls, under-stairs storage space, central heating radiator, cupboard housing the oil fired Grant central heating boiler. Rear aspect window, patio doors lead out to -

Rear Porch/Utility Area

11' 6" x 4' 1" (3.51m x 1.24m) Recently installed uPVC double glazing surround, tiled floor, plumbing for automatic washing machine.



FIRST FLOOR

Galleried Landing



Approached via staircase from the Entrance Hall provides a central Galleried Landing with built in airing cupboard housing hot water copper cylinder tank with emersion heater and with louvre doors, spring ladder access to an insulated and and part boarded loft for storage.

Front Double Bedroom 1

12' 9" x 7' 9" (3.89m x 2.36m) with views over roof tops to the sea in the distance, central heating radiator.



Rear Double Bedroom 2

12' 10" x 8' 9" (3.91m x 2.67m) into wardrobe alcove, central heating radiator, rear aspect window.



Front Bedroom 3

7' 9" x 6' 9" (2.36m x 2.06m) currently used as a dressing room with central heating radiator.

Bathroom



6' 10" x 5' 10" (2.08m x 1.78m) with a tiled floor and tiled walls, comprises of white suite providing a panelled bath with shower over and folding shower screen, pedestal wash hand basin with mirror and light over, low level flush toilet, heated towel rail.

EXTERNALLY

To the Front

Tarmacadam driveway with off road parking for 2 cars and a gravelled area providing further parking.



Garden

Plesant enclosed read garden laid to recently installed patio slabs for ease of maintainance.





broadband. uPVC double glazing throughout.

Council Tax Band C - (Ceredigion County Council).

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.

VIEWING APPOINTMENTS

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

We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating. Fibre optic

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

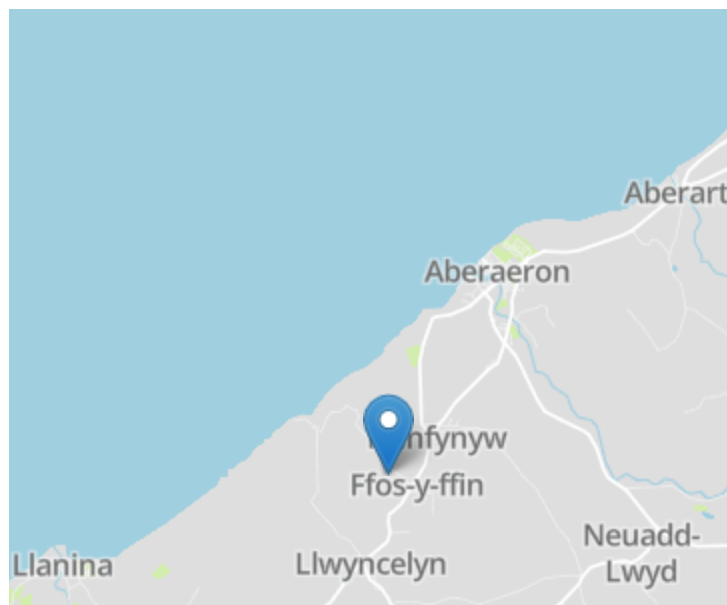
Any risk of coastal erosion? No

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

Mains electricity, water and drainage. Multi fuel central heating.
Telephone subject to transfer regulations.

Directions

From Aberaeron proceed south-west on the A487 coast road to the village of Ffosyffin. As you drive through the village you will pass Forge Car Sales Garage on the right hand side, then take the first right hand turning. Proceed down this road for 1/4 of a mile and you will see the entrance to Haulfan Residential Estate on the left. Drive into the estate and then take the first left into a small cul de sac and you will see this property as the 2nd from the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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