

Regulated by:



**RICS**



Since 1989

*Delightful Detached well proportioned 3 Bed Bungalow with Garage. Good residential locality. 1 mile Aberaeron and Cardigan Bay.*



**Ty Cynnes, 8 Parc Ffos, Ffosyffin, Aberaeron, Ceredigion. SA46 0HS.**

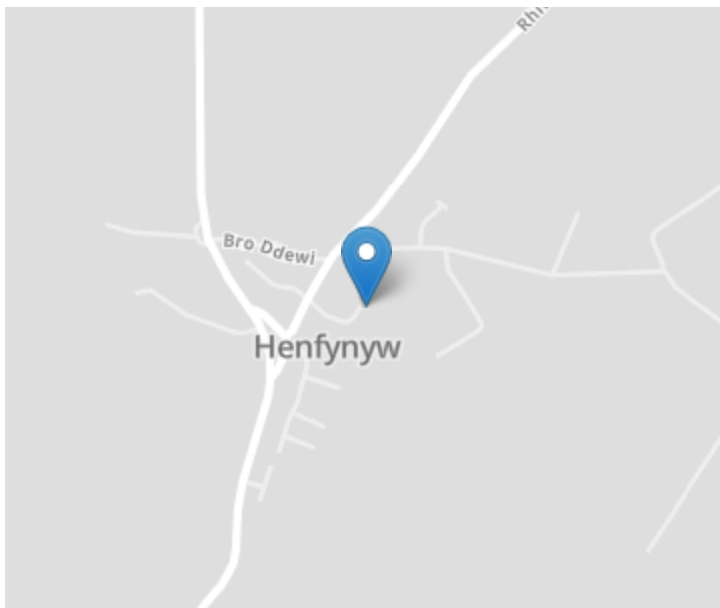
**R/3705/RD**

**£245,000**

\*\*\* 3 Beds (2 Baths) \*\*\* Integral Garage \*\*\* Set within a good sized plot \*\*\* Borders open fields at rear \*\*\* Pleasant well stocked garden \*\*\* Double Glazing and Central Heating \*\*\* Convenient residential cul de sac \*\*\*

\*\*\*Close to bus route and convenient to the Georgian harbour town of Aberaeron located on the beautiful Ceredigion Heritage coastline \*\*\*

Located on the edge of the small village community of Ffosyffin, just off the main A487 coast road, less than a mile from the coastal town of Aberaeron which offers a comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



## ACCOMMODATION

### Reception Hall

with double glazed entrance door with glazed side panel, central heating radiator, built in airing cupboard, access to loft.



### Front Lounge

17' 11" x 11' 3" (5.46m x 3.43m) having a feature fireplace with a granite surround and hearth and timber mantle and with coal effect electric fire, central heating radiator.



### Rear Kitchen/Breakfast Room

17' 11" x 11' 3" (5.46m x 3.43m) (max.) fitted with a range of modern base and wall cupboard units with formica working surfaces, 1 1/2 bowl single drainer sink unit with mixer taps, integrated appliances including eye level double oven, ceramic 4 ring electric hob unit with cooker hood, appliance space with plumbing for automatic washing machine, central heating radiator, window overlooking garden. Door through to -



### Utility Room

11' 9" x 6' 1" (3.58m x 1.85m) with base and wall cupboards with working surfaces, single drainer sink unit with mixer taps, space for fridge and plumbing for automatic washing machine and dish washer, tiled floor, central heating radiator. Door through to -



### Shower Room

with tiled floor, partly tiled walls, tiled shower cubicle, wash hand basin, low level flush toilet, central heating radiator.

### Rear Conservatory

9' 9" x 7' 7" (2.97m x 2.31m) a pleasant sunny room with a tiled floor and pleasant views overlooking garden and field beyond.



### Integral Single Garage

with up and over sliding door, power and light connected.

Houses the oil fired central heating boiler.

### Front Double Bedroom 1

14' 4" x 11' 9" (4.37m x 3.58m) with window to front and central heating radiator.



### Rear Double Bedroom 2

11' 0" x 10' 3" (3.35m x 3.12m) with window overlooking garden, central heating radiator.



### Rear Bedroom 3

7' 10" x 7' 5" (2.39m x 2.26m) with a wall mounted Creda electric heater, window overlooking garden.



### Bathroom

with tiled walls, panelled bath, low level flush toilet, pedestal wash hand basin, built in tiled shower cubicle with a Mira shower unit, central heating radiator, window to rear.



### EXTERNALLY

Front tarmacadamed driveway off estate road with a parking space and which leads on to the Garage. A pleasant lawned forecourt with mature shrubs and flower borders.





### Rear Garden

Side gateway leads to rear which provides a spacious well stocked flower and shrub garden with mature ornamental trees, also providing lawned areas and an attractive ornamental fish pond with small foot bridge over. Small paved patio, garden shed, oil storage tank.



### Services

Mains electricity, water and drainage. Oil fired central heating. Telephone subject to transfer regulations. Broadband area.

Council tax band : D (Ceredigion County Council)

Tenure : Freehold

### Directions

From Morgan and Davies office proceed south-west on the main A487 coast road. Proceed out of the town, climbing up hill, around a left hand hair pin bend then at the top of the hill you will come to a long stretch of road. At the end of this stretch of road take the first left hand turning before Church sign posted One Way System. Proceed to crossroads, turn right and then first left into Parc Ffos. As you enter Parc Ffos you will see terraces of houses on the right hand side and this property is the first bungalow on the right with a green coloured garage door.

