

*Attractive 3 bed detached home. Set within commodious plot with fantastic views over Cardigan Bay towards New Quay and Snowdonia. Ffos y Ffin, Near Aberaeron, West Wales.*



**Gorwel, Rhiwgoch, Aberaeron, Ceredigion. SA46 0EZ.**

**£390,000**

**R/5177/RD**

**\*\* Attractive 3 bedroom detached home \*\* Potential for 4th bedroom within garage \*\* Private driveway \*\* Large rear garden \*\* Outstanding views over adjoining fields and Cardigan Bay \*\* Outlook to New Quay and Snowdonia \*\* Private parking \*\* Walking distance to village public house and shop \*\* Half a mile to Aberaeron \*\* Great family home with great standard of living accommodation \*\* Well through out layout \*\* Recently upgraded boiler and drainage system \*\* An impressive coastal property that must be viewed to be appreciated \*\***

The property is situated on the fringes of the coastal village of Ffos y Ffin along a quiet road that leads to Aberaeron. The village of Ffos y Ffin offers a good level of amenities and services including popular public house and Morrisons Supermarket. The village is also on a regular bus route. The Georgian harbour town of Aberaeron is less than half a mile from the property offering a wider range of amenities and services including primary and secondary school, leisure centre, community health centre, traditional high street offerings, renowned local cafes, bars, restaurants and connectivity to the larger centres of Aberystwyth, Lampeter and Cardigan.



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## GROUND FLOOR

### Front Porch

A covered porch with decorative stone archway, side window, hardwood door into:



### Hallway

5' 9" x 10' 6" (1.75m x 3.20m) with heater, window to front, understairs storage space, staircase to first floor.



### Lounge

13' 8" x 16' 4" (4.17m x 4.98m) with open fire with timber surround, dual aspect windows to front and rear with window seat overlooking the garden towards the coast, 2 x radiator, multiple sockets, exposed beams to ceiling,





## Kitchen

12' 10" x 11' 3" (3.91m x 3.43m) accessed from the hallway with oak effect base and wall units, Formica worktop, Hotpoint oven and grill, electric hobs with extractor over, 1½ stainless steel sink and drainer with dual aspect windows to side and rear overlooking coast and enjoying sea views, wood effect vinyl flooring, exposed beams to ceiling, tiled splashback, open plan into:



## Dining Room/Snug

10' 2" x 10' 3" (3.10m x 3.12m) with window to front, wood

effect vinyl flooring, radiator, exposed beams to ceiling.



**Inner Hallway**



With radiator and access to:

### **WC**

With w.c. single wash hand basin, radiator, rear window, oak effect vinyl flooring.



**Utility Room**

Housing a Worcester oil boiler, stainless steel sink and drainer unit, plumbing for washing machine, rear window and door to garden, wood effect vinyl flooring.



**Garage**

With fully lined walls and suitable to be converted into additional living or bedroom space (etc), multiple sockets, steel up and over door to front, 2 x windows to side, access to loft.





## FIRST FLOOR

### Landing

With radiator, window to front, multiple sockets.



### Front Bedroom 1

13' 5" x 16' 4" (4.09m x 4.98m) spanning the width of the entire house, large double bedroom with window to front, rear bay window with window seat with views over the adjoining fields towards Cardigan Bay and looking towards New Quay and Snowdonia to the North, fitted pine wardrobes and dressing table, 2 x radiator, multiple sockets, radiator, TV point.



### Rear Bedroom 2



8' 3" x 9' 6" (2.51m x 2.90m) dual aspect windows enjoying sea views, radiator.

### Front Bedroom 3

11' 10" x 10' 3" (3.61m x 3.12m) double bedroom, window to front, multiple sockets, radiator.



### Bathroom

12' 11" x 6' 4" (3.94m x 1.93m) separate enclosed shower, panelled bath, WC, single wash hand basin, window with coastal views, wood effect vinyl flooring, heated towel rail, part tongue and groove panelling to walls.



### EXTERNALLY

#### To Front

The property is approached via the adjoining council road and footpath to a gravelled driveway with space for 2+ vehicles to park, post and rail fence, raised garden area to lawn with continuing garden and footpath area to:





### Rear Garden Area

With patio running the entire rear elevation overlooking the adjoining fields and coast, raised garden laid to lawn with mature planting in places, oil tank. On a clear day there are views towards New Quay and also Snowdonia to the North.





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

### Services

The property benefits from mains water and electricity. Recently upgraded private drainage system.

Tenure - We understand the property to be freehold.

Council tax band E

### 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.

### VIEWING

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

## MATERIAL INFORMATION

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**Council Tax:** Band E

**Council Tax:** Rate 1654

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (41)

**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 Ffos y Ffin village centre head north passing Morrisons on your left hand side and continue around the bend past the Red Lion taking the next right hand exit and bearing right onto the council road heading into Henfynyw. Proceed along this road for approximately ½ mile and Gorwel is located on the left hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	41	
(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	

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

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