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Since 1989

*Deceptively large detached 4 (3 En Suite) Bed Residence. Set in good sized garden and grounds.
Located in the popular semi rural village of Ffostrasol - West Wales.*



Mirainog, Ffostrasol, Llandysul, Ceredigion. SA44 4SY.

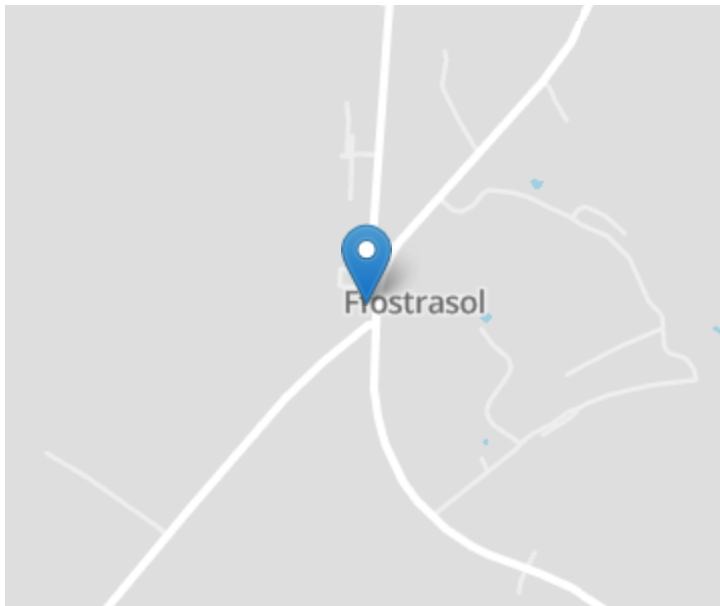
Ref R/3775/ID

£360,000

****4 Bed (3 En Suite) Detached House**Set in large gardens and grounds**Located in the convenient village of Ffostrasol**Double Garage**A Perfect Family Home**Potential Home with an income/annexe**Double Glazing and Central Heating throughout****

The property comprises of Front Ent Porch, Ent Hall, Front Office/Study, Dining Room, Lounge, Conservatory, Kitchen/Breakfast Room, Utility Room, Downstairs w.c. Integral Double Garage. First Floor - 3 Double Bedrooms (with 2 En Suites) and potential Studio/Master Bedroom with En Suite.

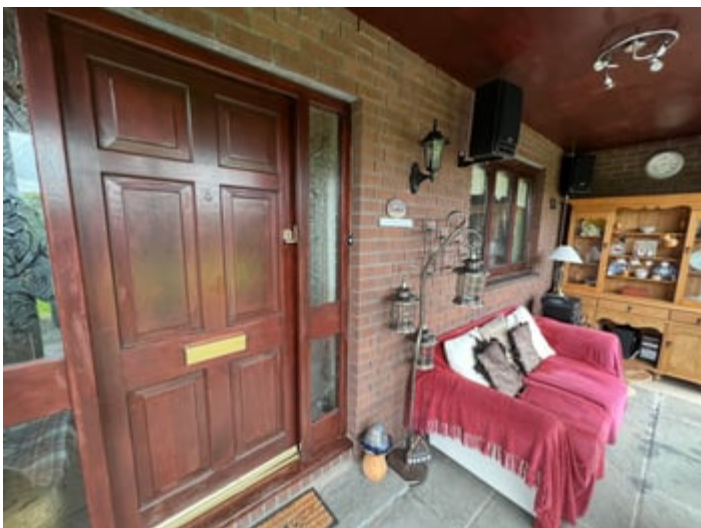
Located within a pleasant semi rural village community of Ffostrasol which offers a good range of local amenities including public house, post office and shop, community hall etc. The property lies alongside the A486 road, some 4 miles from the Market town of Newcastle Emlyn and equi distance to the town of Llandysul having a comprehensive range of shopping and schooling facilities. The Cardigan Bay coast with its several popular sandy beaches lies within a ¼ of an hours drive and within ½ an hours travelling distance of the town of Carmarthen and the link road to the M4 motorway.



GROUND FLOOR

Front Entrance Porch

5' 1" x 19' 1" (1.55m x 5.82m) with double glazed units, glazed sliding door, patio slabs, wall lights.



Entrance Hall

6' 0" x 15' 4" (1.83m x 4.67m) via hardwood door with glazed

side panels, central heating radiator, exposed timber flooring. Stairs to First Floor.



Front Office/Study

11' 7" x 10' 0" (3.53m x 3.05m) with double glazed window to front, central heating radiator, laminate flooring, multiple sockets.



Dining Room

10' 6" x 11' 8" (3.20m x 3.56m) upvc double glazed window to front, central heating radiator, dado rail, Multiple Sockets, parquet flooring, glazed double doors into -



Rear Lounge

16' 2" x 14' 0" (4.93m x 4.27m) with fireplace housing a multi fuel burning stove on slate hearth, tiled surround, 2 x central heating radiators, laminate flooring, dado rail, multiple sockets, TV point. Sliding door into -

Rear Conservatory

7' 4" x 11' 9" (2.24m x 3.58m) dwarf walls with upvc double glazed units, half glazed upvc door to rear. Tiled flooring, poly carbonated roof, Multiple Sockets, Views over open countryside.



Kitchen/Breakfast Room

14' 1" x 14' 0" (4.29m x 4.27m) with range of Oak fronted base and wall cupboard units with some display units, Formica working surfaces above, Rangemaster electric oven with 5 ring gas hob and electric hot plate, stainless steel extractor fan, stainless steel single drainer sink with mixer tap, Multiple sockets, tiled splash back, space for fridge freezer, plumbing for a dishwasher, slate effect tiled flooring, central heating radiator, spot lights to ceiling.



Utility Room

13' 2" x 7' 9" (4.01m x 2.36m) with fitted base cupboard units with stainless steel single drainer sink with hot and cold taps, Worcester gas combi boiler, double glazed window to rear, upvc exterior door and door into -



W.C.

With low level flush w.c. and pedestal wash hand basin, tiled floor, frosted window to rear.



Integral Double Garage

18' 0" x 18' 2" (5.49m x 5.54m) with 2 up and over doors, concrete flooring, power connected.

FIRST FLOOR

Central Landing

15' 3" x 6' 0" (4.65m x 1.83m) with double glazed window to front. Access hatch to Loft.



Front Double Bedroom 1

12' 0" x 11' 9" (3.66m x 3.58m) with double glazed window to front, central heating radiator, multiple sockets, laminate flooring. Door into -



En Suite

7' 0" x 4' 5" (2.13m x 1.35m) with a modern White suite comprising of a P shaped enclosed shower unit with mains power shower above, low level flush w.c. pedestal wash hand basin, fully tiled walls and floor, spot lights to ceiling, extractor fan.



Front Double Bedroom 2

12' 0" x 11' 9" (3.66m x 3.58m) double glazed window to front, central heating radiator, laminate flooring, multiple sockets.



Rear Master Bedroom 3

12' 0" x 15' 0" (3.66m x 4.57m) with double glazed window to rear with views over open countryside, central heating radiator, laminate flooring, range of fitted wardrobes and base cupboard units, multiple sockets Door into -



En Suite

9' 0" x 6' 3" (2.74m x 1.91m) a white suite comprising of an enclosed corner shower unit with mains power shower above, low level flush w.c. pedestal wash hand basin, frosted window to rear, stainless steel heated towel rail.



L Shaped Family Bathroom

12' 0" x 8' 8" (3.66m x 2.64m) (max) with a white suite comprising of a corner panelled bath with mixer taps and shower head above, cupboard units with inset low level flush w.c. and wash hand basin, stainless steel heated towel rail, tiled walling, laminate floor, frosted window to rear.



Double Bedroom 4 / Studio / Annexe

17' 3" x 11' 7" (5.26m x 3.53m) with separate access from the Utility Room and could be utilised as a Studio/Airbnb with velux window to ceiling, multiple sockets, solid Oak flooring. Door into -



En Suite

3' 6" x 8' 0" (1.07m x 2.44m) with a modern White suite comprising of an enclosed corner shower unit, mains power shower above, vanity unit with inset wash hand basin, dual flush w.c. tiled walls and floor, velux window to ceiling,

extractor fan.



EXTERNALLY

The Grounds

The property is set within a large plot and the rear of the property is split between a patio area laid to slabs and a lawned area.

Greenhouse 12' x 6'. Wood Store 25'4" x 14'. Lean to Garage.

Paths to both sides.



To the Side

A feature Pond with decking.

12' x 8' Cedarwood Garden Shed.





To the Front

To the front of the property is a large tarmac driveway with parking for several cars and a large area laid to lawn with mature hedging to front to provide privacy.



TENURE

The property is of Freehold Tenure.

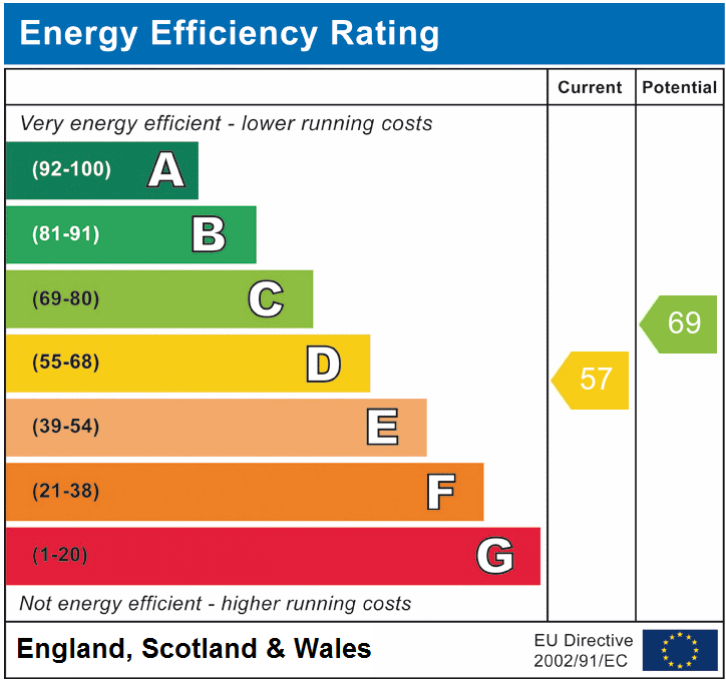
Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. LPG Central Heating.

Council Tax Band E.

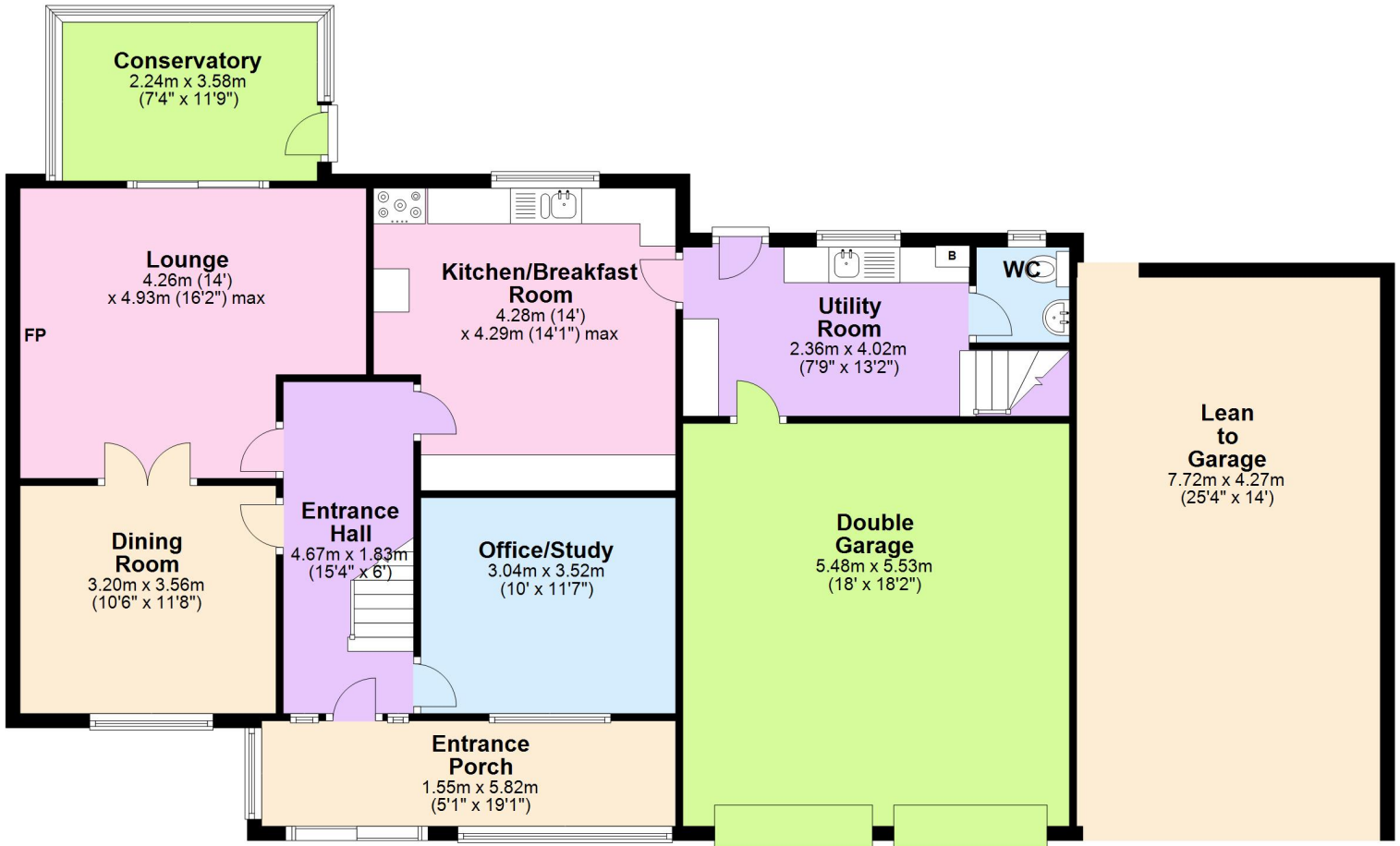
Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn left onto the A486 Llandysul road. Keep on this road to the village of Ffostrasol. Drive in to the centre of the village and immediately after passing the village pub on the right hand side, you will see the property on the right hand side as identified by the Agents "For Sale" board.



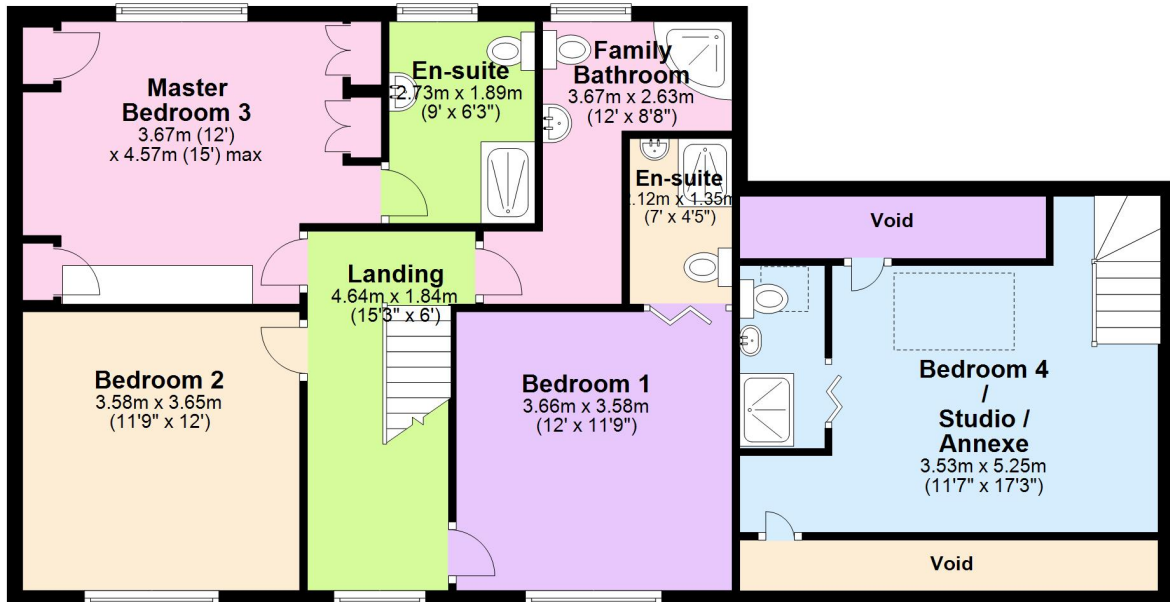
Ground Floor

Approx. 164.6 sq. metres (1771.3 sq. feet)



First Floor

Approx. 96.5 sq. metres (1038.4 sq. feet)



Total area: approx. 261.0 sq. metres (2809.7 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Mirainog, Ffostrasol, Llandysul