

Regulated by:



RICS



Since 1989

*Conveniently positioned detached bungalow with garage and easily maintained grounds. 1 mile
Aberaeron.*



Porthfa, Ffosyffin, Aberaeron, Ceredigion. SA46 0HA.

Ref R/2839/DD

£199,950

****Detached Bungalow**3 Bed Accommodation**Garage**Easily Maintained Grounds**Live In/Rent out or ideal Retirement Living**Double Glazing**Central Heating**Convenient roadside location** On Bus Route**Lovely Views to the front over open fields to the sea**Only 1 mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities****

The Accommodation provides Front Porch, Hallway, Kitchen/Dining Room, Sitting Room, Rear Hallway, 3 Bedrooms, Shower Room and wc.. Integral Garage. Rear yard and forecourt.

Property situated within the coastal village of Ffosyffin, being only 1 mile south of Aberaeron. The village offers a new village shop, Public House and good Public Transport connectivity to the larger town of Aberaeron, with a comprehensive range of day to day needs, including Primary and Secondary schools, Doctors, Health Centre, good cafes, bars, restaurants, hotels, some local retailers and harbourside and access to the All Wales Coastal Path.

THE ACCOMMODATION

Front Porch

Newly added entrance porch via half glazed UPVC door, tiled flooring.



Entrance Hall

Kitchen/Dining Room

15' 2" x 8' 4" (4.62m x 2.53m) A range of modern fitted base and wall units with formica working surfaces, stainless steel single drainer sink unit with mixer taps, electric oven with induction hobs, extractor hood, automatic washing machine, Hoover fridge/freezer, white gloss splashback, Sea view from a large double glazed window, central heating radiator, door leading to side path.



Sitting Room

15' 2" x 9' 4" (4.63m x 2.83m) Large double glazed window with views to the sea, brick facing surround fireplace (fire place is open and lined) with tiled hearth, TV point, central heating radiator.





Rear Hallway

With central heating radiator and built in airing cupboard.

Rear Double Bedroom 1

12' 8" x 8' (3.87m x 2.44m) with central heating radiator, telephone point, built in wardrobes (door to integral garage), window overlooking rear garden, multiple sockets.



Rear Bedroom 2

9' 7" x 8' 10" (2.91m x 2.69m) with central heating radiator and built in wardrobes, window overlooking rear garden, multiple sockets.



Rear Bedroom 3



9' 6" x 8' 3" (2.91m x 2.53m) with central heating radiator and fitted wardrobes, window overlooking rear garden, multiple sockets.

Shower Room

12' 8" x 4' 5" (3.86m x 1.35m) With corner mains shower unit, low level flush w.c, single wash hand basin, extractor fan, localised wall tiles, side frosted windows.



Integral Garage

15' 2" x 9'4" (4.63m x 3.10m) with electric up and over door, appliance space with plumbing for automatic washing machine.

EXTERNALLY

To The Front

Pleasant walled forecourt with shrubs and flowers. Tarmac drive with ample space for parking.



To The Rear



Small private yard and raised paved patio area with outside sheds, oil storage tank, oil fired central heating boiler.

Tenure

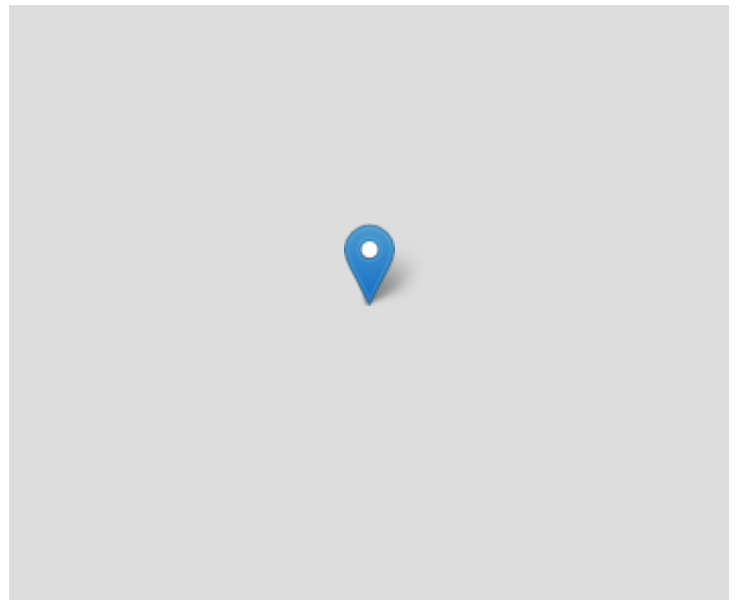
The property is presumed to be Freehold.

Services

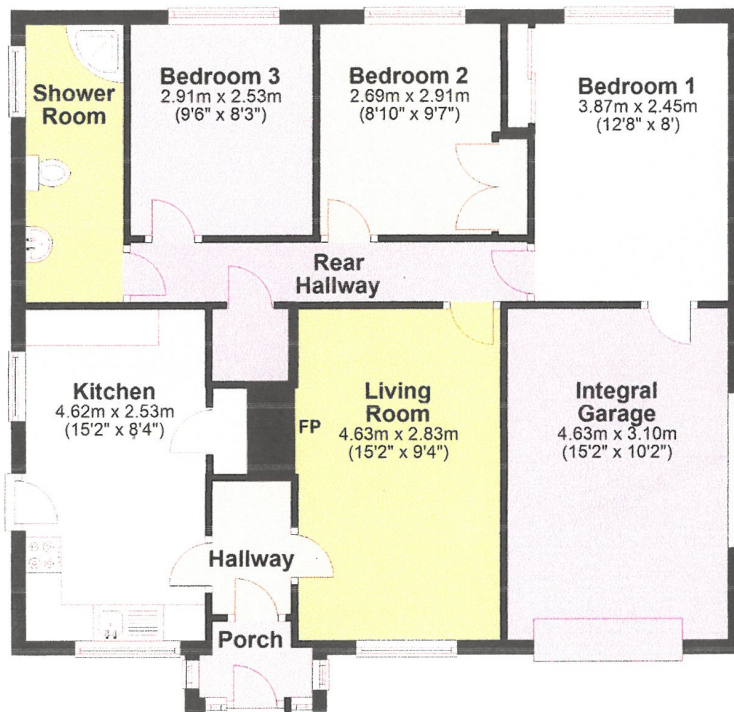
Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Directions

From Aberaeron proceed South West on the A487 coast road to the village of Ffosyffin. As you enter the village you will see a church on the right hand side. Proceed for 300 yards and you will see the property on the left hand side identified by the Agents for sale board.



Ground Floor



Total area: approx. 86.3 sq. metres (928.5 sq. feet)

The Floor plans are for guidance only.

Plan produced using PlanUp.

Porthfa, Ffosyffin, Aberaeron