

Delightful Detached 3 Bed (En Suite) Residence with garage and easily maintained grounds. 1 Mile Aberaeron on the coast. West Wales.



17 Cwrt Y Brenin, Ffosyffin, Aberaeron, Ceredigion. SA46 0HU.

£300,000

Ref R/4629/ID

****A most appealing detached residence**Spacious, light and airy 3 Beds (En Suite) accommodation**Attached Garage**Oil Fired Central Heating and Double Glazing**Within a popular residential estate**One Mile Georgian Harbour town of Aberaeron on Cardigan Bay**Walking distance to village amenities**Distant sea views** Off road parking**Attractive, low maintenance rear garden****

Built of traditional construction slightly elevated from the road with a lovely aspect, the accommodation provides - Ent Vestibule, Hallway, Living Room, Kitchen/Dining Room, Utility Room, Downstairs Cloak Room and toilet. First Floor - 3 Good Sized Bedrooms (1 En Suite) Family Bathroom and w.c

Cwrt Y Brenin is a convenient and popular residential estate on the fringes of the village of Ffos Y Ffin which offers a mini-supermarket, public house, lovely walks and on a bus route. Only a mile or so from Aberaeron with its comprehensive range of shopping and schooling facilities, harbour and sea front. Almost equi distant from Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Vestibule

Accessed via feature arched entrance with glazed door leading through to -

Entrance Hall



15' in length with central heating radiator, understairs storage cupboard.

Front Living Room

19' 4" x 11' 9" (5.89m x 3.58m) into a Bay window with central heating radiator. 4'4" wide opening leads through to -



Rear Kitchen/Dining Room

22' 3" x 11' 1" (6.78m x 3.38m) overall with tiled floor, central heating radiator, patio doors to garden.

The Kitchen area is fitted with a modern range of base and wall cupboard units with Formica working surfaces, single drainer sink unit with mixer taps, integrated stainless steel oven with ceramic hob unit and cooker hood over, fridge and freezer, appliance space with plumbing for a dishwasher, partly tiled walls, central heating radiator.



Utility Room

7' 2" x 5' 4" (2.18m x 1.63m) with a stainless steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine and houses the Grant oil fired central heating combi boiler, central heating radiator. Rear exterior door.

Downstairs Cloak Room

With low level flush toilet, vanity unit with cupboard under, central heating radiator and extractor fan.

FIRST FLOOR

Central Galleried Landing



With Hatch to loft.

Front Double Bedroom 1



15' 11" x 11' 9" (4.85m x 3.58m) into bay window with lovely views, central heating radiator.



En Suite Shower Room



With tiled floor, a white suite provides a low level flush toilet, vanity unit with cupboard under, tiled shower cubicle, central heating radiator.

Rear Double Bedroom 2



11' 5" x 10' 1" (3.48m x 3.07m) with central heating radiator.

Rear Bedroom 3



11' 2" x 7' 10" (3.40m x 2.39m) with central heating radiator.

Family Bathroom



9' 0" x 6' 3" (2.74m x 1.91m) (max) with tiled floor, a white suite provides panelled bath, vanity unit with cupboard under, shaver light and point over, low level flush toilet, central heating radiator, built in airing cupboard with central heating radiator.

EXTERNALLY

To Front

Front tarmacadamed driveway and parking leads to Attached Garage.

Lawned forecourt with mature ornamental bushes .





To Rear

Paths lead each side to a rear enclosed paved patio area with steps up to an easily maintained lawned garden and with a variety of trees, shrubs and flowers. Cedarwood Summer House/Studio.



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

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

Mains Electricity, Water and Drainage. Oil Fired Central
Heating with a modern combi boiler.

Council Tax Band D (Ceredigion County Ceredigion).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: C (69)

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 Aberaeron proceed South West on the A487 coast road until you reach the hamlet of Henfynyw. You will pass a church on the right hand side then take the next left hand turning. Do not take the 1st left but take the 2nd left into Cwrt Y Brenin Estate. Follow the road around to the right then carry straight on and you will see the property on the left hand side with No 17 on the doorway and identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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