

*A pleasant period 2/3 Bed detached cottage set in spacious gardens and grounds. Convenient village location. Ffosyffin, 1 mile Aberaeron - West Wales.*



**Maesteg, Ffosyffin, Aberaeron, Ceredigion. SA46 0HA.**

**£250,000**

**Ref R/4089/ID**

**\*\*A most pleasant 2-3 bed detached character cottage\*\*Set in spacious garden and grounds\*\*Located in the popular coastal village of Ffosyffin Near Aberaeron\*\*Level walk to all village amenities\*\*Private parking for 3 vehicles\*\*Glimpse of the sea\*\*Double Glazing and Oil Fired Central Heating\*\***

The comfortable accommodation provides - Ent Hall, Front Sitting Room, Dining Room, Wet Room, Kitchen. First Floor - 2 Double Bedrooms and 1 Single Bedroom/Box Room.

Convenient village location close to village amenities and bus route. A 15 minute walk down the parish road to the sea at Gilfach Yr Halen. Only a mile or so from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the University town of Lampeter.



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## GROUND FLOOR

### Front Porch

With 'Maesteg' engraved lightwell above.



### Entrance Hall

13' 9" x 4' 2" (4.19m x 1.27m) via a composite door with lightwell above, stairs rising to first floor, understairs cupboard, central heating radiator, upvc exterior door to rear. Red quarry tiled flooring.



### Sitting Room

9' 5" x 13' 9" (2.87m x 4.19m) with open fireplace and surround, alcove cupboard units, double glazed window to front with sea views, central heating radiator, laminate flooring.





### Dining Room/2nd Reception Room

9' 9" x 14' 0" (2.97m x 4.27m) with open fireplace with red brick surround, red quarry tiled flooring, central heating radiator, double glazed window to front with sea views. Door into airing cupboard.



### Wet Room

7' 0" x 5' 5" (2.13m x 1.65m) with walk in shower unit with mirror electric shower above, pedestal wash hand basin, dual flush w.c. pvc lined boards, central heating radiator, frosted window to rear.



### Kitchen

14' 0" x 9' 7" (4.27m x 2.92m) with range of Oak fronted base and wall cupboard units with formica working surfaces above, Hotpoint electric oven with 4 ring ceramic hob above, stainless steel extractor hood, stainless steel drainer sink, tiled

splash back, double glazed window to front, central heating radiator, fireplace, red quarry tiled floor.



## FIRST FLOOR

### Landing

9' 6" x 7' 3" (2.90m x 2.21m) with double glazed window to rear, economy 7 heating, access hatch to loft.



### Double Bedroom 1

10' 0" x 13' 9" (3.05m x 4.19m) with double glazed window to front with lovely sea views, central heating radiator, built in wardrobe, laminate flooring.





### Front Single Bedroom 2/Box Room

7' 2" x 6' 2" (2.18m x 1.88m) with double glazed window to front, central heating radiator, laminate flooring.



### Double Bedroom 3

9' 3" x 13' 9" (2.82m x 4.19m) with double glazed window to front with sea views, central heating radiator, laminate flooring.

### EXTERNALLY

#### To the front

A recently tarmac driveway with private parking for 3 cars.





### To the rear and side

A large enclosed garden area, mostly laid to lawn with many mature hedgerows to boundary. The garden includes 6 apple trees, vegetable patch, patio area laid to slabs with disabled access ramp up to the raised garden.

Useful outbuildings including a Cedarwood potting shed, store shed and outside w.c.





## TENURE

The property is of Freehold Tenure.

## Services

The property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

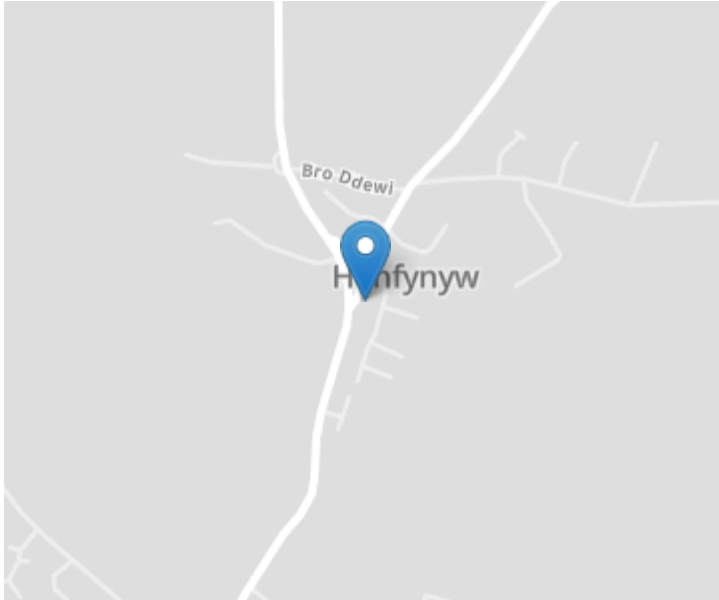
Council Tax Band E - Ceredigion County Council.

## 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.

## Directions

From Aberaeron proceed South West on the A487 south into the village of Ffosyffin. Immediately passing the church on the right hand side, you will see a fork left. Take this fork left and the property will be seen on your left hand side as identified by the Agents for sale board.



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

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