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**RICS**



Since 1989

*Appealing Detached 3 bed Bungalow with garage and lovely garden. Near Aberaeron, West Wales*



**Can Yr Adar 8 Maes Iwan, Ffosyffin, Aberaeron, Ceredigion. SA46 0DE.**

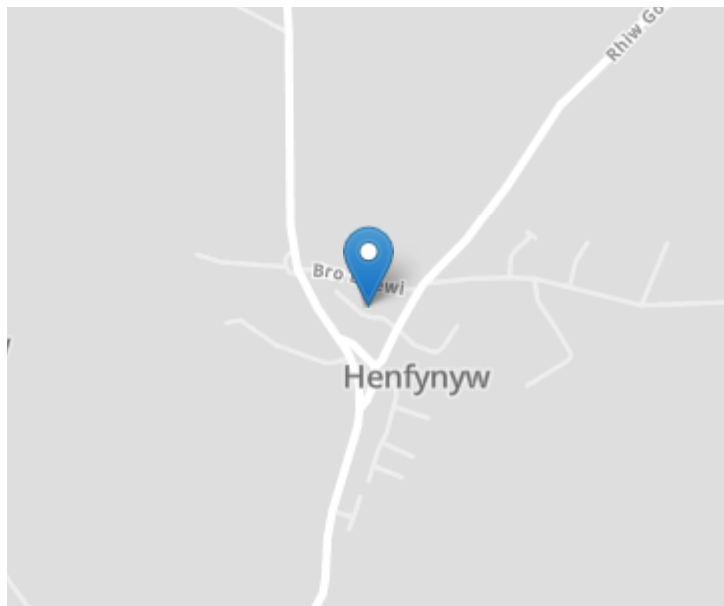
**R/1238/DD**

**£255,000**

**\*\*Delightful detached bungalow\*\*3 Beds\*\*Conservatory\*\* Garage\*\*Central Heating & Double Glazing\*\*Deceptively spacious, well suited for a family home or retirement\*\*Convenient location within a small select private residential estate \*\*Only 1 mile from Aberaeron\*\*Nicely presented with a lovely sunny garden\*\*.**

The Accommodation provides : Front Porch, Ent Hall, Spacious Lounge/Dining Room, Conservatory, Inner Hallway, Kitchen/Breakfast Room, Porch/Utility Room, 3 Double Bedrooms, Bathroom/Shower Room and w.c Attached Single Garage, Outside w.c. Cedarwood Garden Shed. Greenhouse.

Located at Henfynyw, Ffosyffin, easy reach of bus stop and A487 coast road, less than a mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



## THE ACCOMMODATION

### Front Storm Porch

In hardwood effect upvc double glazing. Upvc double glazed entrance door leads to -

### Entrance Hall

With central heating radiator, built in cloak cupboard.

### Spacious Lounge/Dining Room

25' 2" x 11' 1" (7.67m x 3.38m) with 3 central heating radiators, fireplace currently housing an LPG Gas Realflame fire with granite and hardwood surround.



Patio doors to -

### Rear Conservatory

9' 11" x 9' 9" (3.02m x 2.97m) in hardwood effect upvc double glazing with tiled floor and central heating radiator, door to garden.



### 18ft Inner Hallway

with central heating radiator, built in airing cupboard with central heating radiator, spring ladder access to -

### Well Insulated Loft

Partly boarded for storage.

### Kitchen

15' 8" x 7' 5" (4.78m x 2.26m) fitted with a basic range of floor and wall units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space, partly tiled walls, central heating radiator.



### Rear Porch/Utility Room

7' 2" x 6' 4" (2.18m x 1.93m) with tiled floor, stainless steel sink unit, appliance space with plumbing for automatic washing machine. Rear exterior door.

### Front Double Bedroom 1

13' 2" x 9' 5" (4.01m x 2.87m) with central heating radiator.



### Rear Double Bedroom 2

10' 9" x 7' 4" (3.28m x 2.24m) with central heating radiator.



### Front Double Bedroom 3

9' 11" x 9' 4" (3.02m x 2.84m) with central heating radiator.



### Bathroom

6' 6" x 5' 6" (1.98m x 1.68m) half tiled with a White suite providing a shower cubicle with a Mira shower (no bath) pedestal wash hand basin with shaver light and point over, low level flush toilet and bidet, central heating radiator.



### Note -

All windows are fitted with vertical blinds.

### EXTERNALLY

#### Attached Garage

20' 8" x 9' 5" (6.30m x 2.87m) with up and over door, power and light connected recently installed oil fired central heating combi boiler and an integral toilet and wash hand basin.



### To Front

The property has a wide tarmacadamed forecourt with parking for several vehicles. Gravelled front forecourt and shrubbery area. Paths surround the bungalow and to one side is a storage space for a small trailer etc.

### At the Rear

The property enjoys a lovely level spacious garden, nicely matured and well stocked providing various grassed areas and an abundance of shrubs, flower borders, ornamental trees, young orchard with Apple, Pear and Plum trees. Patio and sitting out areas. Aluminium Greenhouse. Cedarwood Garden Shed. Oil storage tank. Outside water tap and outside power

points.



### Services

We are advised that the property benefits from mains Electricity, Water, Drainage. Oil Fired Central Heating.

### Directions

Travelling on the main A487 coast road South West from Aberaeron towards Cardigan. As you reach the village of Ffosyffin, passing the Church on the right hand side, then turn left into a lay by, as you drive into the lay by, take the 1st

left again, up alongside a pair of period stone cottages, after 50 yards turn left into Maes Iwan. As you drive into Maes Iwan you will see the property on the right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		68
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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	

**Can Yr Adar, 8 Maes Iwan, Ffosyffin, Aberaeron, SA46 0DE**

Approximate Gross Internal Area = 106 sq m / 1141 sq ft

Garage / WC = 18.4 sq m / 198 sq ft

Total = 124.4 sq m / 1339 sq ft

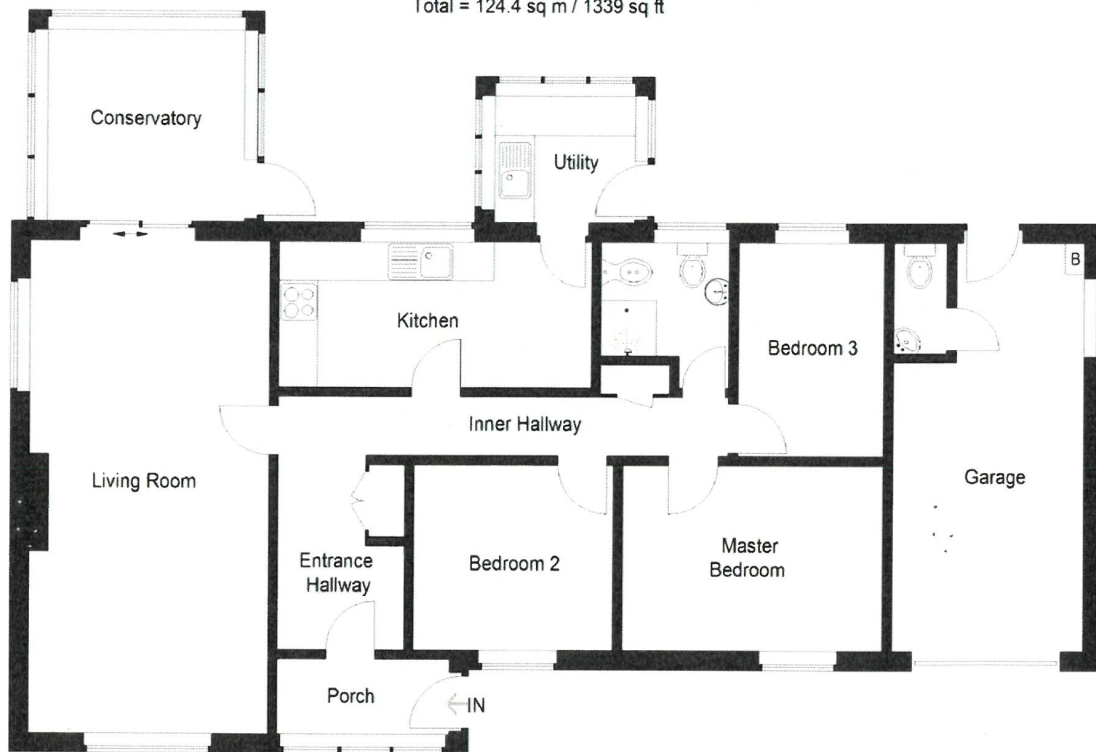


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