

An appealing semi detached 3 bedroom (1 en suite) semi-detached house with garage. Popular residential locality. Ffosyffin, Near Aberaeron.



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

£250,000

Ref R/4523ID

** A most appealing semi-detached house ** Deceptively well-proportioned ** Spacious 3 bed accommodation with en-suite ** Located in the popular coastal village of Ffosyffin, Nr Aberaeron ** Oil fired central heating and double glazing throughout ** Attached Garage ** 2/3 car private parking **Pleasant rear lawned garden with paved patio area and room for garden shed/home office ** Pedestrian access to rear ** Close to bus route **

The accommodation provides: Front Porch, Entrance Hall, Front Sitting Room, Dining Room, Kitchen, Utility Room, Downstairs Cloakroom and toilet. To the first floor 3 good sized Bedrooms, one with En-Suite shower room. Main bathroom with WC.

The property is situated within the coastal village of Ffosyffin on the A487. The village offers a good level of facilities including a popular supermarket, church and village public house. Being only 1 mile from the Georgian Harbour town of Aberaeron to the North offering a good level of local cafes, bars, restaurants, health centre, primary and secondary school, sports facilities and traditional High Street offerings. Aberystwyth is some 30 minutes drive to the North with its wider range of facilities including regional Hospital, University and Network Rail connections.



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

Front Porch

with attractive brick archway. PVCu glazed entrance door leads to -

Entrance Hall

with laminate flooring, central heating radiator, understairs cupboard



Front Sitting Room



5.13m x 2.86m (16' 10" x 9' 5") with large window to front (south facing), central heating radiator, ornamental fireplace with an electric coal effect fire. French doors to -

Dining Room

3.40m x 2.86m (11' 2" x 9' 5") with laminate flooring, central heating radiator, PVCu patio doors to garden with vertical blinds.



Kitchen



3.42m x 3.40m (11' 3" x 11' 2") having tiled slate effect flooring, an attractive fitted range of base and wall cupboard units with formica working surfaces, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, stainless steel oven with ceramic hobs and feature stainless steel cooker hood, fitted dish washer, breakfast bar, ceiling down lighters



Utility Room

with stainless steel single drainer sink unit (h&c), fitted cupboards, appliance space with plumbing for automatic washing machine and houses the Worcester Heatslave oil fired combi boiler, rear exterior door



Cloakroom off



with low level flush toilet, pedestal wash hand basin, central heating radiator, extractor fan

FIRST FLOOR

Central Galliered Landing



approached via a staircase from Entrance Hall. Hatch to loft

Master Bedroom 1



4.03m x 2.80m (13' 3" x 9' 2") with central heating radiator,

pleasant aspect from south facing front window

En suite Shower Room



having low level flush toilet, pedestal wash hand basin, large tiled shower cubicle, central heating radiator and extractor fan

Rear Double Bedroom 2

3.46m x 2.80m (11' 4" x 9' 2") with central heating radiator, window overlooking garden



Rear Bedroom 3



3.65m x 1.92m (12' x 6' 4") with central heating radiator, window overlooking garden

Main Bathroom



2.65m x 1.92m (8' 8" x 6' 4") tiled with a white suite providing bath, wash hand basin and toilet, central heating radiator, extractor fan and built in airing cupboard with central heating radiator

EXTERNALLY

To Front

Large forecourt with tarmacadamed drive and parking for 2 vehicles. Leads to a good sized single garage with up and over door.



To The Rear



A pleasant sunny lawned garden area with patio area. Timber boundary fencing. Pedestrian lane for rear access.

TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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'.

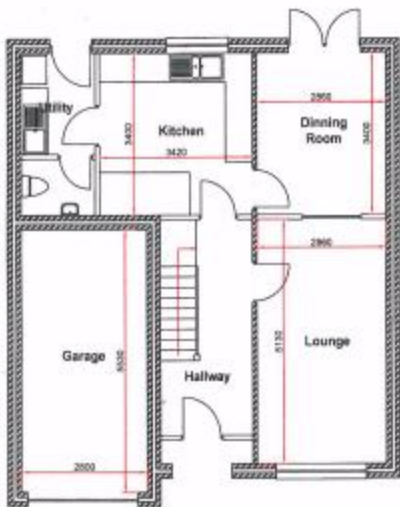
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

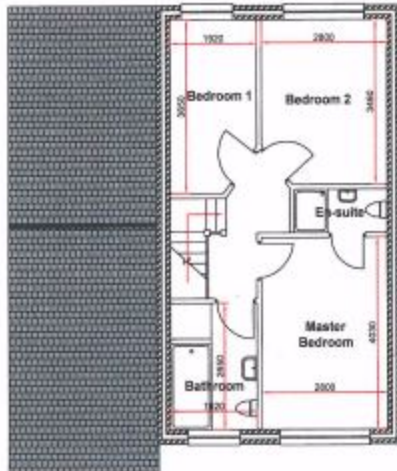
Mains electricity, water and drainage. Oil fired central heating (combi boiler). Telephone subject to BT transfer regulations. PVCu double glazing.

Council Tax Band D (Ceredigion County Council)

FOR IDENTIFICATION
PURPOSES ONLY



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Notes/Comments

House Layout

20, Cwrt-Y-Brenin,
Ffos-Y-Ffin,
Aberaeron

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

Construction Type

Cavity Wall

EPC Rating: D (67)

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 towards Cardigan (A487 road) and after approx. 1 mile you will reach the hamlet of Henfynyw. You will see a Church on the right hand side, take the 2nd left hand turning into a large lay-by. Carry straight on with the grassed area on your right hand side, you will see directly in front of you a stone walled entrance to Cwrt y Brenin. Enter the estate and follow the road around to the right. Do not take the first left hand turning but take the 2nd left hand turning into a small cul de sac and you will see the property on the left hand side 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		83
(69-80) C		
(55-68) D	67	
(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>



Regulated by

RICS[®]