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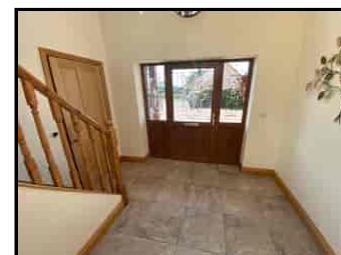


RICS



Since 1989

Highly desirable, beautifully presented, substantial 4 Bed (En Suite) detached residence set within its own mature private gardens & grounds. 1 mile from Aberaeron - West Wales Coast.



The Laurels, Ffosyffin, Aberaeron, Ceredigion. SA46 0EY.

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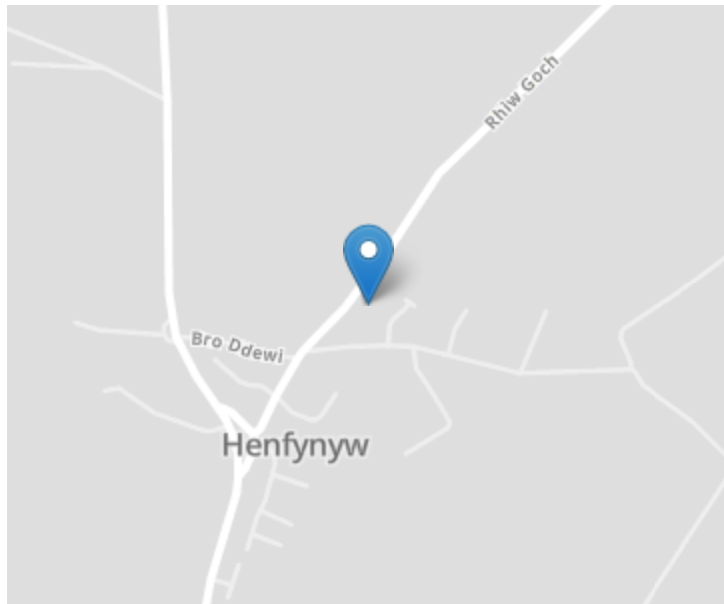
£447,500

****An executive living home!**Quality build and fittings throughout!**Detached 4 bed (en-suite) residence** Underfloor air source heating**Also wood burning stove**Full double glazing and good insulative qualities**Conservatory**Gated paved forecourt**Lovely mature gardens**Like a show home, ready to move into without any further expense!****

Note - The Ground Floor 4th Bedroom could easily be converted to an Integral Garage if desired).

This highly desirable property provides reception hall with an open vaulted ceiling, front lounge, rear living room/dining room, conservatory, fully fitted kitchen, utility room, downstairs cloakroom and toilet, first floor central galleried landing, 3 good sized double bedrooms - one with En-suite shower room and toilet, main bathroom and wc. Integral garage.

Located at Henfynyw on the fringes of the village of Ffos y Ffin, an easy walk to a bus stop and local Nisa convenience store and only 1 mile from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Aberaeron lies almost equidistant from Aberystwyth to the north and Cardigan in the south and within some 15 miles of the university town of Lampeter.



Ground Floor 4th Bedroom

17' 7" x 10' 7" (5.36m x 3.23m) with large front aspect window, central heating radiator.

GROUND FLOOR

Covered Front Entrance

With oak effect uPVC double glazed entrance door, matching glazed side panels and inset feature leaded bevelled glass.

Reception Hall

10' 8" x 10' 7" (3.25m x 3.23m) with tiled floor and open vaulted ceiling and understair storage cupboard. Door through to



Front Lounge

16' 7" x 13' 8" (5.05m x 4.17m) with tiled floor. Front and side aspect windows, fire place housing a wood burning stove on a slate hearth with back boiler which is connected to the domestic central heating and hot water system. Oak wood surround.



Rear Conservatory

14' 5" x 9' 6" (4.39m x 2.90m) in uPVC double glazing with laminate flooring and french doors to garden.



Rear Living Room/Dining Room

14' 1" x 13' 9" (4.29m x 4.19m) with tiled floor, side aspect window and 6' french doors lead through to



Kitchen

13' 7" x 10' 5" (4.14m x 3.17m) with tiled floor. Fitted range of hardwood fronted base and wall cupboard units and Formica working surfaces. Inset Cooke & Lewis 1.5 bowl single drainer sink unit, mixer taps, integrated dishwasher, a Belling electric cooking range with stainless steel cooker hood over. American fridge/freezer. Part tiles walled. Concealed lighting and downlighters.





Utility Room



7' 4" x 7' 2" (2.24m x 2.18m) with tiled floor. Fitted base and wall cupboards with Formica working surfaces. Appliance space beneath and plumbing for an automatic washing machine. Stainless steel sink unit with mixer taps, part tiled walls. Rear exterior door.

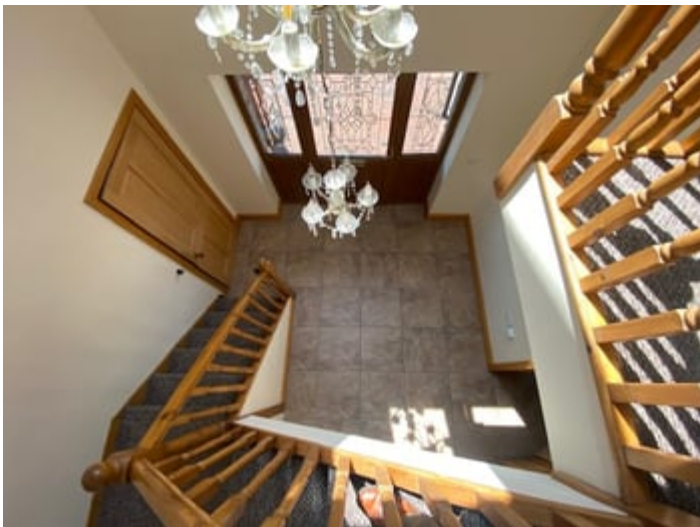
Cloak Room

with tiled floor, half tiled walls. Low level flush toilet and a pedestal wash hand basin.



FIRST FLOOR

Central Galleried Landing



14' 0" x 10' 5" (4.27m x 3.17m) overall, Approached via a dog leg staircase from the reception hall, with vaulted ceiling and 2 Velux windows.

Master Bedroom 1

22' 1" x 11' 2" (6.73m x 3.40m) overall, with oak flooring, front dormer window, central heating radiator, french doors to rear outside balcony.



En-suite Shower Room

With oak flooring, fully tiled walls, low level flush toilet, vanity unit with inset wash hand basin. Mirror and light over. Shower cubicle. Heated towel rail. Velux window.



Front Double Bedroom 2

15' 0" x 13' 9" (4.57m x 4.19m) with oak flooring. Front aspect window. Built in wardrobe and built in airing cupboard. Central heating radiator.



Rear Double Bedroom 3



14' 0" x 13' 8" (4.27m x 4.17m) with oak flooring. Rear aspect window and central heating radiator.

Main Bathroom

9' 6" x 6' 7" (2.90m x 2.01m) with oak flooring. Fully tiled walls. 2 rear Velux windows. White suite provides a pedestal wash hand basin with mirror over, low level flush toilet, corner bath with telephone handset shower unit. Central heating radiator.



EXTERNALLY

To the Front

Front entrance drive with stone pillars and heavy iron gates, leads to a large paved forecourt with ample turning and parking space for several vehicles. Mature hedging to forecourt gives privacy.



To the Side

A lawned garden area and a privet hedge dividing a further side garden which provides raised vegetable beds.



At the Rear

At the rear a most attractive further area of garden contained within good fenced boundaries to give privacy, stocked with various fruit trees and an abundance of shrubs, flower borders and ornamental trees and bushes. Paved patio with surrounding pergola. BBQ and greenhouse.





after passing a cul-de-sac of bungalows on the left hand side this is the next property on the left identified by the Agents for sale board.

Services

Mains electricity, water and drainage. Air source underfloor heating also wood burning stove which is also connected to the heating and domestic hot water system.

Directions

Travelling south/west from Aberaeron on the main A487 coast road for 1 mile until you reach the hamlet of Henfynyw with a church immediately on your right hand side. Take the left hand turning almost immediately opposite. After 300 yards you will come to a crossroads, carry straight on and