

Attention First Time Buyers! 3 Bedroom Semi-detached Property with Sea Views, Ffosyffin, Near Aberaeron, West Wales



Gwelfor, 1 Broddewi, Ffosyffin, Aberaeron, Ceredigion. SA46 0EX.

£195,000

R/4268/ID

**** Attention First Time Buyers! ** Great opportunity to get you foot on the ladder ** 3 bedroom semi-detached residence ** Only a mile from Aberaeron ** Views over Cardigan Bay ** Ample private, off road parking ** No occupancy restriction ** Large detached garage ** Oil fired central heating and uPVC double glazed windows throughout ** Spacious rear garden ****

Property comprises of - Entrance Hall, Front Lounge, Rear Dining Room, Kitchen, Utility Room, Downstairs WC and Boiler Room. First Floor - 3 Bedrooms and Bathroom.

Property is situated in the popular village of Ffosyffin, being a mile or so south of the popular Georgian harbour town of Aberaeron which sits alongside the A487 coast road. Aberaeron offers a wide range of facilities and services including, primary school, secondary school, doctors surgery, local cafes, bars, restaurants, local retailers, excellent public transport connectivity and an array of coastal and rural walks.



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Front Vestibule

With sliding door to front, glazed uPVC door into –

Entrance Hall



13'5" x 6' with stairs raising to first floor, central heating radiator.

Front Lounge



11'2" x 14'3" with tiled fireplace and hearth, central heating radiator, double glazed window to front.



Dining Room



11'5" x 12'5" with fireplace housing a Parkray (disconnected), double glazed window to rear, central heating radiator.

Rear Kitchen

7'7" x 7'7" with fitted base and wall cupboard units with Formica working surfaces above, electric oven with gas hobs, double glazed window to side, central heating radiator, stainless steel sink, Door into understairs storage cupboard.



Utility Room



8'4" x 4'8" with plumbing for automatic washing machine, half glazed uPVC door to –

Rear Porch

With glazed units. Access to OUTSIDE W.C. & BOILER ROOM housing the oil fired Grant boiler.

FIRST FLOOR

Landing

11'5" x 7' with access hatch to loft.



Bathroom

5'6" x 5'6" with three-piece white suite comprising of panelled bath, pedestal wash hand basin, low level flush WC frosted window to rear, central heating radiator.



Rear Double Bedroom 1

11'7" x 13'6" with double glazed window to rear, door into airing cupboard housing hot water tank, lovely views over open countryside and towards the coast.



Front Double Bedroom 2

13'6" x 11'3" with double glazed window to front, central heating radiator.



Front Bedroom 3



3 8' x 9'5" with double glazed window to front.

EXTERNALLY

To the rear

A spacious garden area mostly laid to gravel for ease of maintenance, patio area laid to slabs.



Detached Garage

With up and over door with power connected.



To the front

Tarmac driveway with parking for 3 + cars.



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.

Services

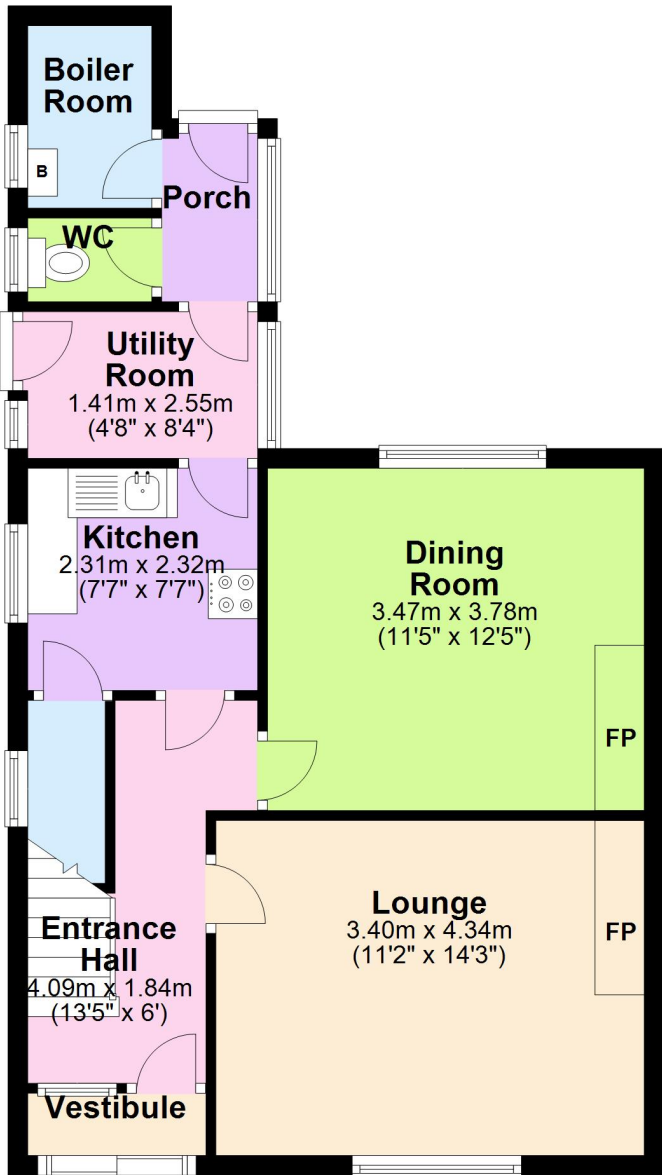
Services : mains water, electricity and drainage, oil fired central heating.

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

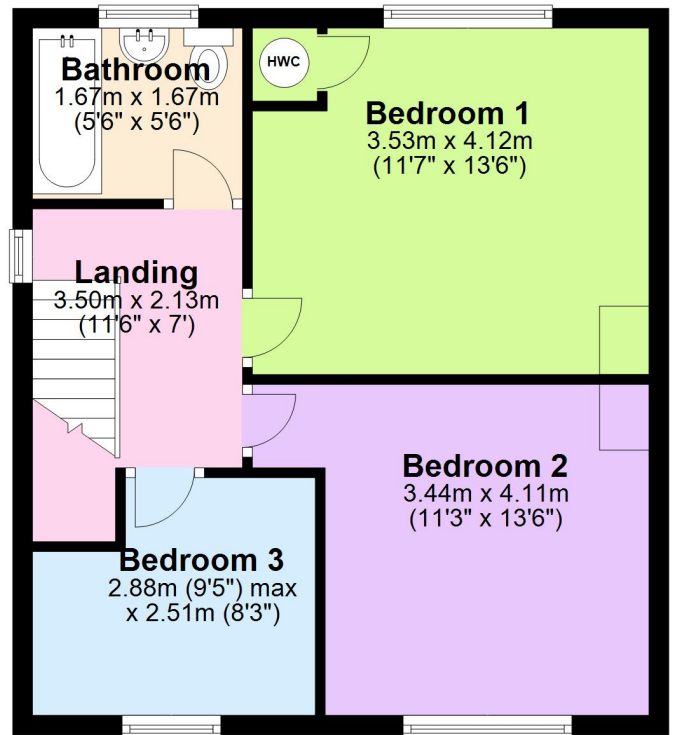
Ground Floor

Approx. 52.8 sq. metres (568.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.9 sq. feet)



Total area: approx. 96.3 sq. metres (1036.0 sq. feet)

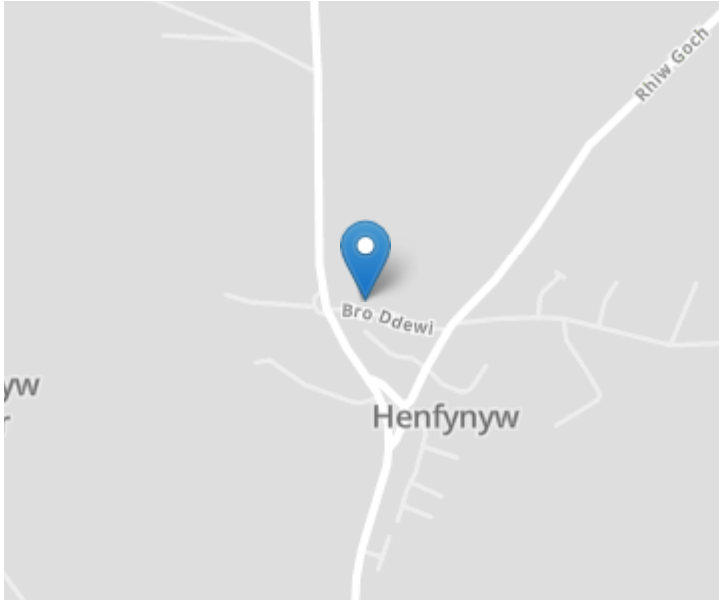
The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Gwelfor, 1 Broddewi, Ffosyffin, Aberaeron

Directions

Travelling south from Aberaeron alongside the A487 proceed into the village of Ffosyffin taking an immediate first left and side exit just before the church and continue along the street where number 1 is located as the first of the properties on the left hand side as 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		81
(69-80) C		
(55-68) D	64	
(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 :

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