

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.



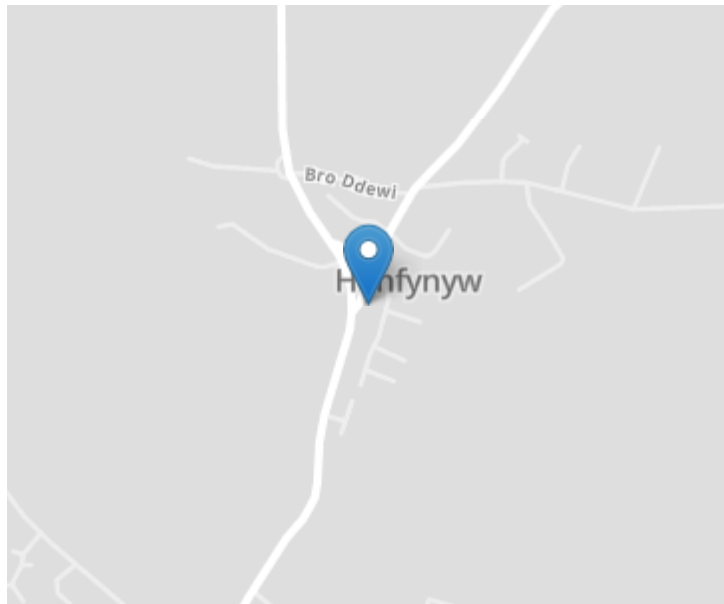
LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



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



cupboard, central heating radiator, upvc exterior door to rear. Red quarry tiled flooring.

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

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



Wet 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.



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



Landing



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



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

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.



Double Bedroom 3



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.



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.

MONEY LAUNDERING REGULATIONS.

The successful purchaser will be required to produce





Services

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

Council Tax Band E - Ceredigion County Council.

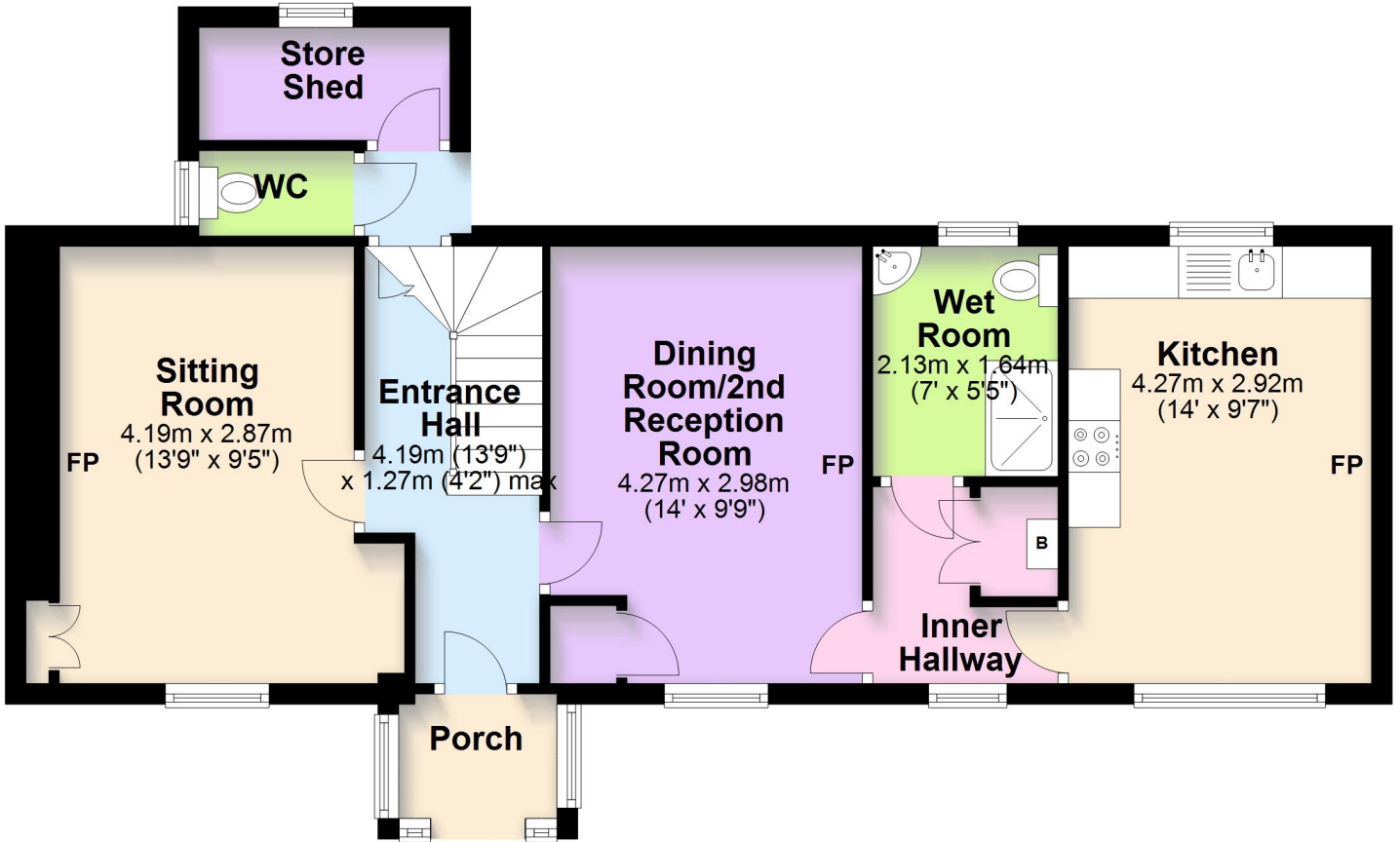
identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

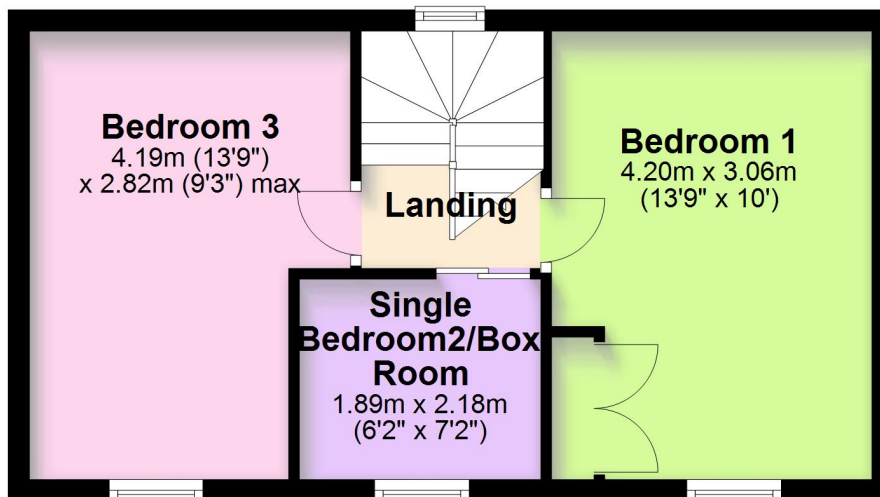
Ground Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.2 sq. feet)



Total area: approx. 95.2 sq. metres (1025.2 sq. feet)

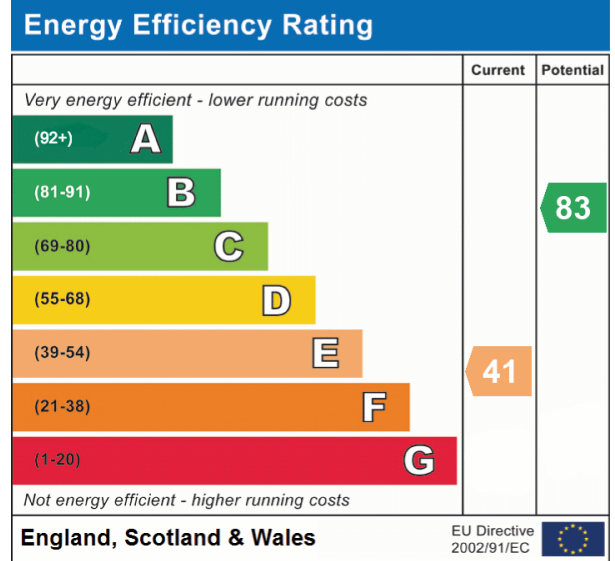
The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Maesteg, Ffosyffin, Aberaeron

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 beautiful property, contact us:

Aberaeron
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]