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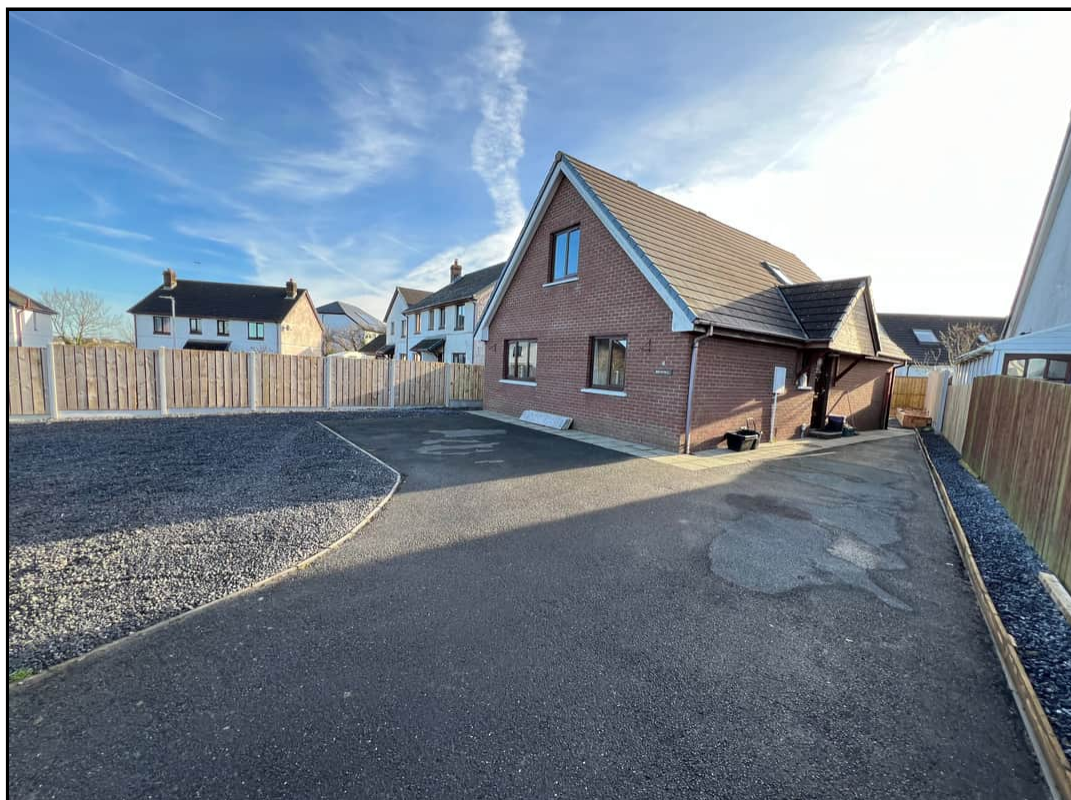


RICS



Since 1989

*Attractive 3 Bed Detached Dwelling with Distant Sea Views over Cardigan Bay. 1 mile Aberaeron, West Wales.*



**Brynteg 6 Haulfan, Ffosyffin, Aberaeron, Ceredigion. SA46 0HT.**

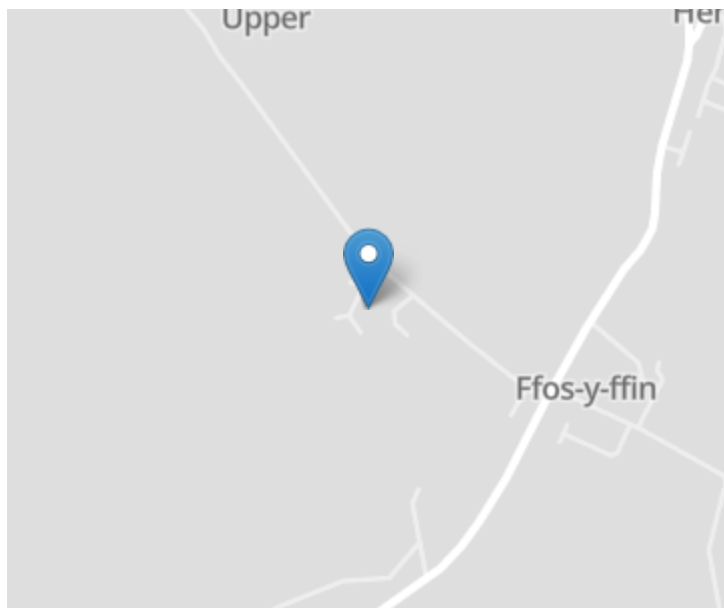
**Ref R/3935/ID**

**£279,950**

**\*\* Attractive 3 Bedroom Detached dwelling \*\* Sought after location in Ffos y Ffin \*\* 1 mile south of Aberaeron \*\* Private parking for 3+ vehicles \*\* Rear Garden \*\* Spacious living accommodation \*\* Quiet, peaceful estate development \*\* Walking distance of village amenities \*\* Recently refurbished, including new kitchens, bathrooms and flooring \*\* Distant Sea Views \*\* An excellent opportunity in this sought after village on the edge of Aberaeron \*\***

The property comprises of - Ent Hall, Cloakroom, Front Lounge, Office/3rd Bedroom, Kitchen/dining room, Utility room.  
First Floor - 2 double bedrooms, bathroom.

The property is situated within the housing estate of Haulfan being on the fringes of the coastal village of Ffos y Ffin on the A487. The village offers a good level of facilities including a popular NISA supermarket, church and soon to be reopened village public house. Nearby Llwyncelyn has a village shop, post office and fuel station. The Georgian harbour town of Aberaeron is some 1 miles to the north offering a good level of local cafes, bars and restaurants, health centre, primary and secondary school, playing 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, Network Rail connections and the coastal town of Cardigan is some 30 minutes drive to the south with similar offerings.



### Cloakroom

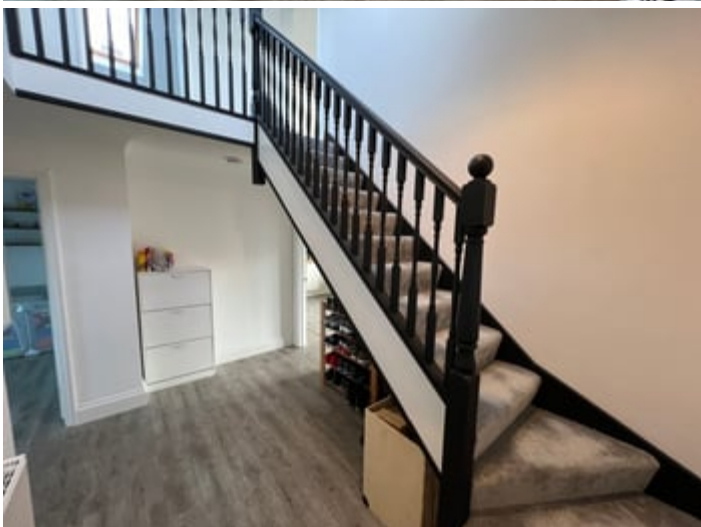
6' 5" x 3' 8" (1.96m x 1.12m) Recently installed white suite comp of a dual flush WC, gloss white vanity unit with inset wash hand basin, side window, radiator.



## GROUND FLOOR

### Entrance Hallway

12' 6" x 10' 9" (3.81m x 3.28m) via uPVC door with stairs with open galleried landing with Velux roof light over allowing excellent natural light, radiator.



### Kitchen

10' 7" x 20' 3" (3.23m x 6.17m) A large open plan Kitchen and Dining space with a recently installed modern kitchen comprising of range of base and wall cupboard units, stainless steel sink and drainer with mixer tap, eyelevel Logik electric oven and grill, 4 ring electric hobs, stainless steel extractor hood, Worcester combi oil boiler, tiled splashback, side window overlooking Garden, space for dining table, double glass doors to Garden, new hydro step flooring.





### Utility

5' 8" x 10' 7" (1.73m x 3.23m) with a range of base units, washing machine connection, stainless steel sink and drainer with mixer tap, radiator, side window and external door to side footpath leading to front and rear Gardens.

### Lounge

18' 1" x 11' 8" (5.51m x 3.56m) Large family living room with multifuel burning stove on a stone hearth, oak mantle above, window to front Garden, multiple sockets, TV point, radiator.





### Bedroom 1

11' 1" x 13' 1" (3.38m x 3.99m) Double Bedroom (could also be used as a study or additional living space), window to front Garden, multiple sockets, TV point, Radiator.



### Front Bedroom 2

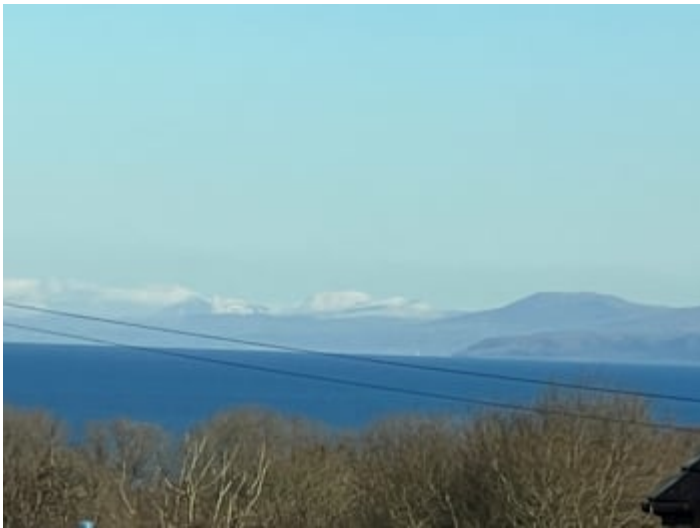
12' 7" x 15' 6" (3.84m x 4.72m) Double Bedroom, window to front enjoying distant sea views, multiple sockets, radiator, undereaves storage.



## FIRST FLOOR

### Landing

with fitted cupboard and radiator and shelving.



### Rear Bedroom 3

10' 8" x 15' 6" (3.25m x 4.72m) Double Bedroom, rear window overlooking Garden, multiple sockets, radiator, undereaves storage.

### Bathroom

A recently installed white suite comprising of a 'p' shaped pannelled bath with rainfall head mains power shower above, dual flush WC, gloss white vanity unit with inset wash hand basin, luminous mirror, Velux window.



### EXTERNALLY

#### To the Front

The property is approached via the adopted estate road leading to a tarmacadam private driveway and parking with space for 5+ vehicles, gravelled front lawn area, side footpath

leading through to:



### To the Rear

A low maintenance rear garden predominantly gravelled area with concrete pad, 6' high panel fencing to borders, raised beds ready for planting, oil tank.



## 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.


## Services

We are advised the property benefits from mains water, electricity and drainage. Oil central heating. Double Glazing, BT subject to transfer regulations.

Council Tax Band D

## Directions

From Aberaeron proceed south west on the A487 coast road to the 1st village of Ffos y Ffin. After you pass the Forge Sales Garage and NISA supermarket on the right hand side take the first right hand turning. Proceed down this road for approximately 1/4 mile and after passing the blue house and recently built house on the left hand side you will see the entrance to Haulfan Estate. Drive into the estate and number 6 is located immediately 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> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 78  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 42      |   |
| (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  |