

*A most attractive fully refurbished 3 bed (1 en suite) house, with garage. Popular residential estate.
Near Aberaeron - West Wales.*



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

£325,000

Ref R/4786/ID

****A most attractive fully refurbished 3 bed (1 en suite) property**** Located on a popular residential estate, only a mile or so from the Georgian Harbour town of Aberaeron ****Provides deceptively spacious accommodation**** Distant sea views from bay window ****Brand new kitchen, bathroom suites, floor coverings and much more**** Fully double glazing throughout ****Recently installed electric heating system**** Large garage ****Private parking**** Pleasant rear garden with rear pedestrian access ******

The accommodation provides entrance hall, lounge, kitchen/dining room, rear utility room, downstairs cloakroom with toilet. First floor - 2 double bedrooms (1 with en suite) and 1 single bedroom, family bathroom. Attached garage.

Cwrt y Brenin is in a sought after residential locality on the edge of the rural village community of Ffosyffin which lies alongside the main A487 coast road. A few minutes walk from a regular bus stop, village pub and an easy walk to a Morrisons Daily convenience store. The coastal Georgian Harbour town of Aberaeron on Cardigan Bay, is less than a mile and offers a comprehensive range of shopping and schooling facilities. Almost equi distant from Aberyswyth to the north and Cardigan to the south and some 15 miles from the University town of Lampeter.



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GENERAL

Since acquiring the property the vendors have invested significantly in the full refurbishment of 19 Cwrt Y Brenin. Works include - new high quality kitchen, bathroom suites, floor coverings, new electric Haverland heating system, new uPVC external doors and patio door, oak internal doors and electrical work.

GROUND FLOOR

Entrance Hallway



14' 9" x 5' 9" (4.50m x 1.75m) Via recently installed composite door with side panel, laminate vinyl tile flooring, stairs rising to first floor, Haverland electric heater, understairs storage cupboard.

Lounge



20' 0" x 9' 4" (6.10m x 2.84m) into double glazed bay window to front with Californian shutter blinds, laminate vinyl tile flooring, Haverland heater, range of shelves. 4' opening into -

Kitchen/Dining Room





19' 9" x 11' 0" (6.02m x 3.35m) with a modern kitchen comprising of gloss white handleless soft close base cupboard units with compact laminate working surfaces above and open shelving, deep pan drawers, eye level electric self cleaning oven, 4 ring induction hob with modern extractor above, stainless steel drainer sink with Quooker boiling tap, integral dish washer, 50/50 integral fridge freezer, spot lights to ceiling, 3 pendant hanging lights, breakfast bar and 5'6" patio doors to rear, space for dining table.

Utility Room

7' 10" x 5' 3" (2.39m x 1.60m) With range of fitted base cupboard units, stainless steel drainer sink, recently installed upvc door to rear, LVT flooring, plumbing for automatic washing machine, space for under counter fridge.



Downstairs Cloak Room



With a modern white suite with low level flush w.c. and gloss white vanity unit with wash hand basin, stainless steel heated towel rail and illuminous mirror.

FIRST FLOOR

Galleried Landing

Approached via staircase from the access hall. Hatch to loft.

Front Bedroom 1





15' 9" x 9' 2" (4.80m x 2.79m) into square bay window with Californian shutters, LVT flooring, Haverland heater, door into -

En Suite Shower Room



With a modern 3 piece suite comprising of an enclosed shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. heated towel rail, pvc lined boards, Illuminous mirror unit.

Rear Double Bedroom 2



11' 3" x 9' 2" (3.43m x 2.79m) with double glazed window to rear, LVT flooring, Haverland heater.

Rear Bedroom 3



11' 2" x 6' 3" (3.40m x 1.91m) currently used as an office with LVT flooring, double glazed window to rear.

Family Bathroom





8' 9" x 6' 3" (2.67m x 1.91m) recently installed 3 piece suite comprising of panelled bath with mains shower above and shower screen, vanity unit with inset wash hand basin and concealed w.c. pvc lined boards, illuminous mirror unit, frosted window to rear, stainless steel towel rail. Cupboard housing an electric water tank and shelving. Underfloor heating.

EXTERNALLY

To the Front



Lawned forecourt with side tarmac drive with parking for 2

cars. Leading to -

Attached Garage

18' 0" x 8' 8" (5.49m x 2.64m) with up and over door. Fitted out as a workshop, with benches and open shelving, spot lights to ceiling and 2 x double electric sockets.

To The Rear

A small paved patio area and beyond is a lawned garden planted with a plethora of ornamental shrubs and flower borders to provide a lovely sitting out area. Steps to rear pedestrian pathway. There is an outside tap. 1 double electric socket and outside lighting.





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.

VIEWING ARRANGEMENTS

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.

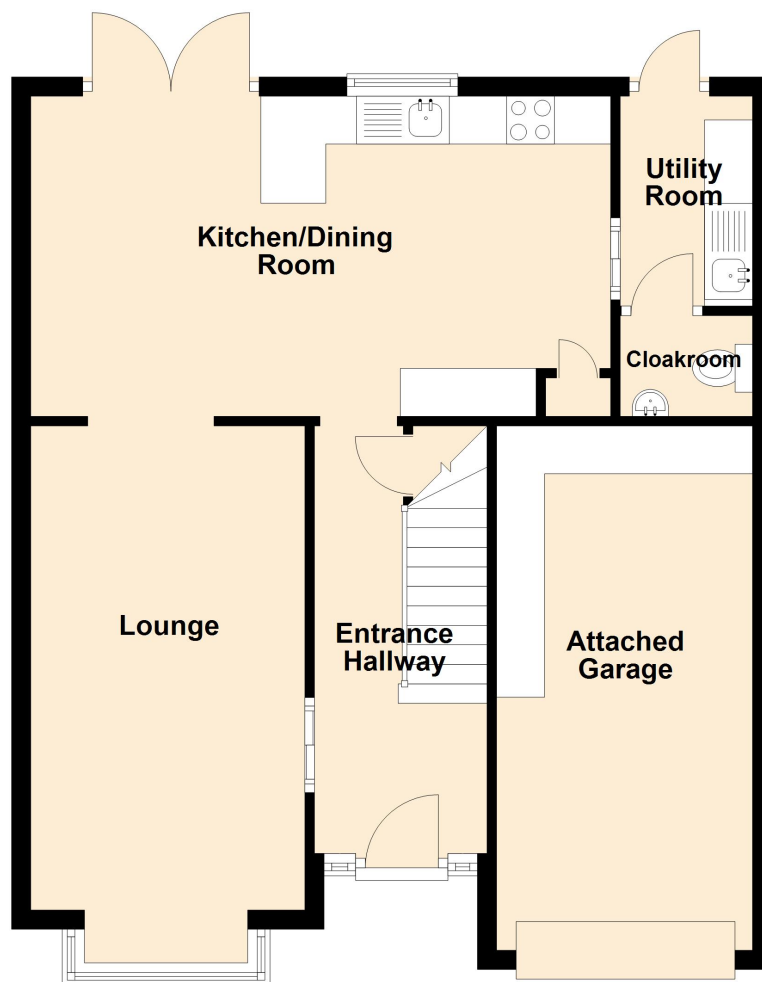
Services

Mains electricity, water and drainage. Modern Haverland Electric heating. Telephone subject to BT transfer regulations. PVCu double glazing.

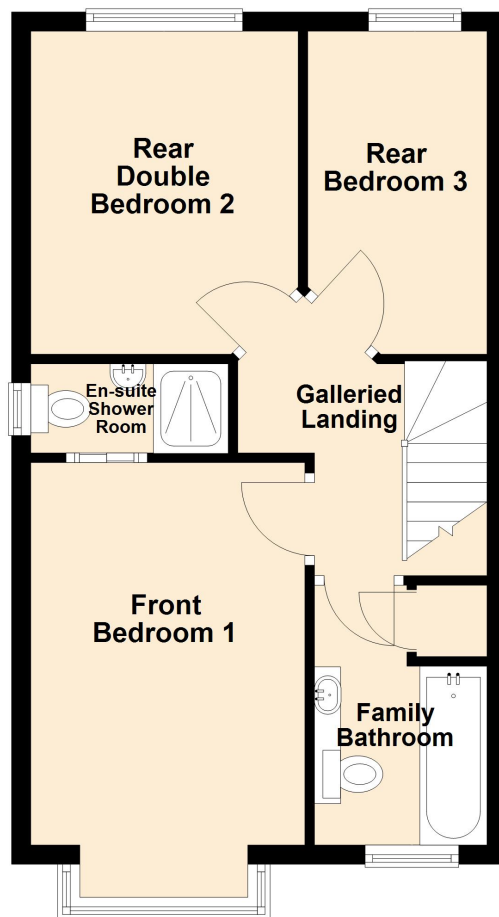
Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (53)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

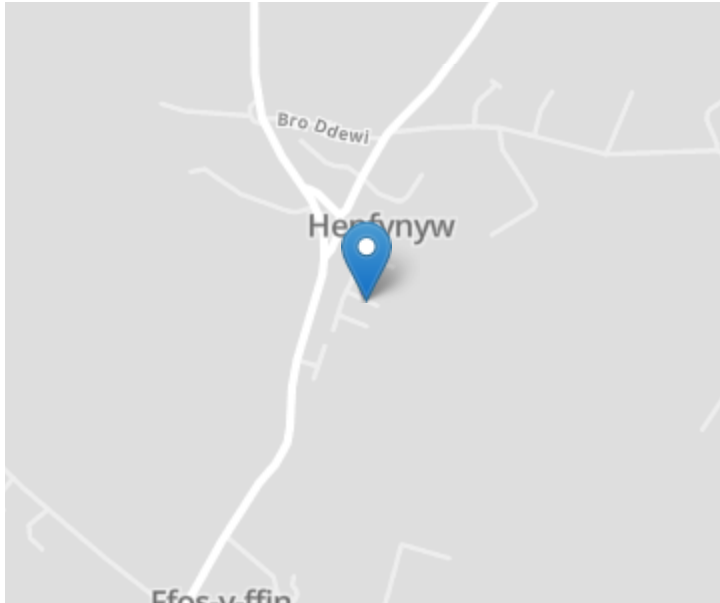
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? Yes


The existence of any public or private right of way? Yes



Directions

From Aberaeron proceed South West towards Cardigan on the main A487 coast road. After a mile or so 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 a 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 1st left hand turning but take the 2nd left hand turning into a small cul de sac and you will see this property on the left hand.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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