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Since 1989

Refurbished and attractive 3 Bedroom Bungalow. Ffosyffin near Aberaeron. West Wales.



Noddfa, 2 Pen Y Bryn, Ffosyffin, Aberaeron, Ceredigion. SA46 0EL.

R/3468/RD

£329,000

**** Fully refurbished and attractive 3 Bed (2 Bath) Bungalow ** Spacious accommodation ** Ffosyffin near Aberaeron ** New flooring ** New kitchen ** New utility room ** Upgraded electrics ** Part new windows ** New En-suite ** New heating system ** Garage and private parking ** Spacious living accommodation ** Sought after area ****

**** A WONDERFUL OPPORTUNITY WITHIN THIS FAVOURED COASTAL VILLAGE SO CLOSE TO ABERAERON****

The property is situated within the village of Ffosyffin being some 1 mile south of Aberaeron along the A487 coast road. The village offers mini supermarket, places of worship and public house. The Georgian harbour town of Aberaeron offers a good level of facilities and services including primary and secondary schools, local and national retailers, cafes, bars and restaurants. Having a good level of leisure facilities and access to the All Wales coastal path.

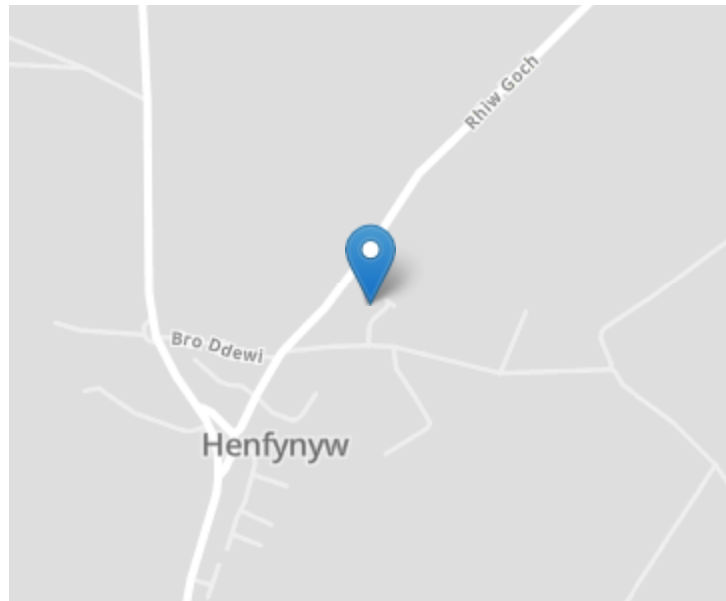
ABERAERON

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General

An exciting opportunity to purchase this attractive Bungalow which has been subject to recent refurbishment.

A recent upgrade includes new flooring, new kitchen and utility room, new En-suite bathroom, new heating system and a range of new windows along the rear elevation of the property.

A great property within this popular village and within a short distance to the Georgian harbour town of Aberaeron.

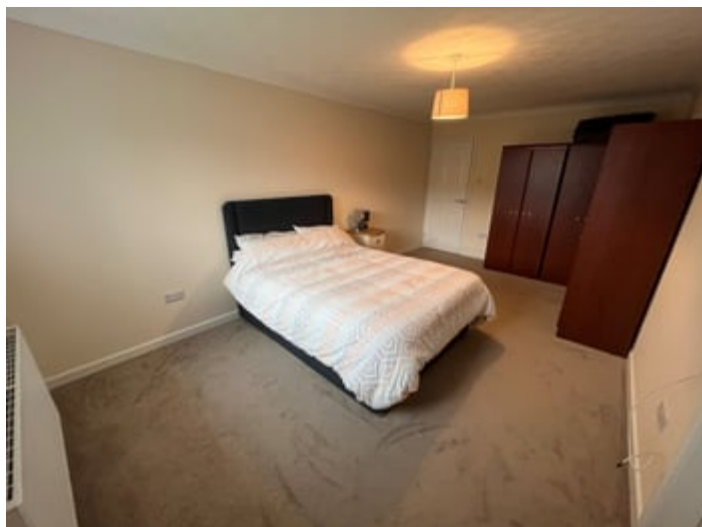
Entrance Hallway

29' 4" x 4' 7" (8.94m x 1.40m) via uPVC glass panelled door and side glass panel, radiator, airing cupboard, new flooring, cloakroom.



Bedroom 1

17' 10" x 10' 4" (5.44m x 3.15m) Double Bedroom, new window to rear garden, multiple sockets, BT point, radiator.



En-suite

9' 0" x 5' 6" (2.74m x 1.68m) A new white bathroom suite including panelled bath with shower over, new rear window, WC, single wash hand basin, new flooring.



Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m) Double bedroom with window overlooking rear garden, radiator, multiple sockets, new flooring.



Bedroom 3

11' 3" x 9' 11" (3.43m x 3.02m) Double bedroom, rear window overlooking garden, multiple sockets, radiator, new flooring.



Shower Room

6' 9" x 7' 10" (2.06m x 2.39m) Corner shower unit with Triton electric shower, dual flush WC, single wash hand basin, vinyl flooring, side window.



Lounge

19' 9" x 11' 11" (6.02m x 3.63m) Accessed from the main Entrance Hallway to a large family living room with painted brick fire surround with Dimplex electric coal effect fire heater (remote controlled), TV point, multiple sockets, window to front, sliding patio door to side, open plan into:



Kitchen/Dining Room

17' 8" x 10' 7" (5.38m x 3.23m) With new modern range of kitchen base and wall units, electric oven with extractor over, fitted oven and grill, wood effect worktop, wood effect vinyl

flooring, stainless steel sink and drainer with mixer tap, window to front and space for large dining table, multiple sockets.



Utility Room

13' 0" x 5' 4" (3.96m x 1.63m) With a matching set of base and wall units to the kitchen running along one side with 1½ stainless steel sink and drainer, washing machine connection point, side window, radiator.



Externally

To Front

The property is approached via the estate road into a tarmacadam driveway with space for 3+ vehicles to park and

side area laid to lawn.



Garage

17' 2" x 8' 10" (5.23m x 2.69m) With steel up and over door, concrete floor, side window, multiple sockets, water connection.

To the rear

The rear garden has a range of planting and patio area bound by mature planting and borders, external tap.





Services

We are advised the property benefits from mains water, electricity and drainage. New oil central heating system.

We are advised the property is Freehold.

Council Tax Band E - Ceredigion County Council.

Directions

For ease of directions proceed south west from Aberaeron on the A487 coast road. Follow the course of the road and when you see the sign 'Henfynyw' turn immediately left (opposite the church). At crossroads carry straight on. Take the next left entrance into Pen y Bryn. Noddfa is the second property on the left hand side as you enter the estate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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	