

Large 5 bed family home. Recently modernised and extended. Ffosyffin, Near Aberaeron on Cardigan Bay - West Wales.



6 Maes Iwan Ffosyffin, Aberaeron, Ceredigion. SA46 0DE.

£460,000

Ref R/4686/RD

****A large modern 5 bed family home**Recent extension to include feature kitchen, dining and living area**Private rear garden**Off street parking for 4+ vehicles**Recently redecorated**Modern refurbished bathrooms**Walking distance to village amenities**1 mile Aberaeron**Deceptively spacious accommodation**A wonderful and rare opportunity to secure a 5 bed modern home on the fringes of Aberaeron**MUST BE VIEWED TO BE APPRECIATED****

The property is situated within the coastal village of Ffosyffin along the A487 coast road and Cardigan Bay coastline. The village offers a good level of local amenities and services including popular public house, Morrisons mini supermarket and places of worship and good public transport connectivity to Aberaeron. The nearby village of Llwynneclyn has village post office and petrol station. Aberaeron offers a good level of local amenities and services including primary and secondary schools, leisure centre, community health centre, traditional high street offerings, renowned local cafes, bars and restaurants. The University town of Aberystwyth is some 30 minutes drive to the north with a wider range of amenities.



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GENERAL

An impressive 5 bed family home set within a popular development within Ffosyffin.

The property has been recently modernised to provide a feature kitchen and living space benefiting from two sets of bi-fold doors and lantern lights over with excellent natural light into the property.

In addition the property has benefited from modernisation including two recently refurbished bathrooms with redecoration and flooring in places.

The property sits within a commodious plot with space for 4+ vehicles to park with private rear garden that has recently been re-modelled and laid to lawn.

ALL IN ALL A WONDERFUL FAMLY PROPERTY.

GROUND FLOOR

Entrance Hallway

10' 5" x 15' 8" (3.17m x 4.78m) accessed via upvc door with side glass panel, wood effect flooring, open stairs to first floor, radiator, bt point.



Cloak Room

Ground Floor Shower Room

5' 5" x 7' 2" (1.65m x 2.18m) recently refurbished to provide a corner enclosed shower, w.c. single wash hand basin and vanity unit, heated towel rail, part tiled walls.



Music Room/Study/Sitting Room

9' 1" x 6' 8" (2.77m x 2.03m) with dual aspect windows to front and side, multiple sockets, tv point.





Lounge

14' 2" x 24' 5" (4.32m x 7.44m) a large family living room with dual aspect windows to front and side, fireplace and surround, currently with electric fire, multiple sockets, 2 x radiators. Sliding glass doors into -



Open Plan Kitchen/Dining and Living Space

11' 5" x 29' 8" (3.48m x 9.04m) also accessible from the entrance hallway. A recent extension to the property with high quality Shaker style units with electric Belling cooking range with induction hobs and extractor over, range of cupboards with deep saucepan drawers, kitchen island with quartz worktop and drainer with mixer tap, fitted dishwasher and side seating area, space for American fridge freezer, seating and dining areas with 2 9' 6" bifold doors to garden allowing excellent natural light, lantern style lights over, space for 6+ persons table, 2 x radiator, tiled flooring, tv point,

multiple sockets.





Utility Room

With plumbing for washing machine, range of cupboard space, external door to side.

FIRST FLOOR

Landing

With airing cupboard. Access to loft.



Front Bedroom 1

14' 6" x 14' 4" (4.42m x 4.37m) a large double bedroom with window to front, range of custom made fitted wardrobes and dressing table, radiator, multiple sockets, tv point.



Rear Bedroom 2

10' 4" x 16' 1" (3.15m x 4.90m) a double bedroom, window overlooking rear garden, multiple sockets, radiator.

Front Bedroom 3

11' 2" x 10' 5" (3.40m x 3.17m) being L shaped with window

to front, multiple sockets, radiator.



Bathroom

6' 8" x 10' 5" (2.03m x 3.17m) recently refurbished to provide 1200mm shower with side glass panel, single wash hand basin, vanity unit, w.c. panelled bath, rear window, part tiled walls, tiled flooring, heated towel rail, spot lights to ceiling.



Front Bedroom 4

13' 7" x 9' 2" (4.14m x 2.79m) a double bedroom, window to front, multiple sockets, radiator.



Rear Bedroom 5

7' 4" x 9' 1" (2.24m x 2.77m) with window overlooking rear garden, multiple sockets, radiator.



EXTERNALLY

To the Front

The property is approached from an estate road to a tarmac driveway with space for 4+ vehicles to park.

Part front garden area laid to lawn.

Side footpath leading through to -



Rear Garden Area

With patio area extending along the bifold doors. Steps up to garden area, predominantly laid to lawn, being completely private bound by mature hedgerows with no overlooking.





Aberaeron Office on 01545 571600 or

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Services

The property benefits from mains water, electricity and drainage. LPG Gas central heating.

Council Tax Band F (Ceredigion County Council).

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.

VIEWING

Strictly by prior appointment only. Please contact our

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (65)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

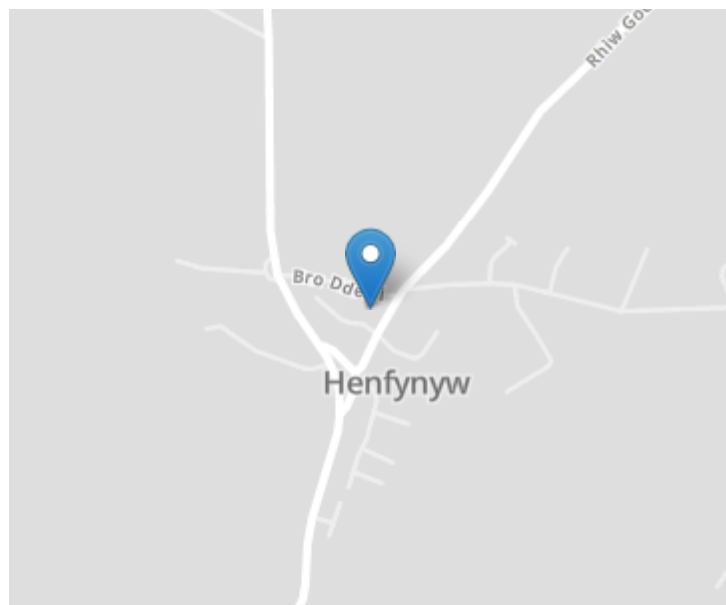
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

Travelling north from Aberaeron along the A487, after 1 mile or so you will enter the village of Ffosyffin, passing the church and lay by on the right hand side, proceed for a further 20 yards, taking a left hand exit onto a side road and passing the bus stop. Take the immediate left hand turning alongside some traditional cottages, proceed up hill, take the 1st left hand turning into Maes Iwan. On entering the estate, bear right immediately and 6 Maes Iwan will be located in the corner.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(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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