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Lovely Period Stone Cottage with pleasant spacious grounds at rear. Convenient village location. 1 Mile Aberaeron - West Wales.



Cross Cottage, Ffosyffin, Aberaeron, Ceredigion. SA46 0HA.

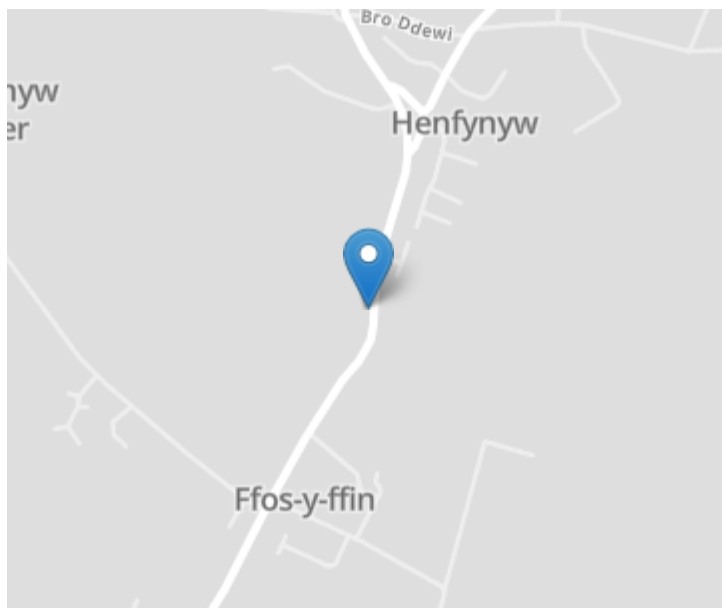
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£295,000

****Character Cottage**Charming 3 Bed Accommodation**Central Heating**Rear Courtyard with parking for 2 vehicles**Outside Sheds**Lovely Rear Garden bordering open fields****

The 'cosy' and comfortable accommodation with many original features provides - Front Vestibule, Open Plan Living/Kitchen/Dining Room, Rear Hallway, Porch, Utility Room, Downstairs Bathroom. To the First Floor - 3 Bedrooms.

Convenient village location close to the Nisa convenience store and on a bus route. A 15 minute walk down the parish road to the sea front 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. Almost equi distant from Aberystwyth to the North and Cardigan to the South and within some 15 miles of the University town of Lampeter.



GROUND FLOOR

Vestibule

With front entrance door.

Open Plan Living/Kitchen/Dining Room

23' 3" x 14' 2" (7.09m x 4.32m) overall. The Living Area has wood block flooring and a wood burning stove. The Kitchen Area has timber flooring and a fitted range of base and wall cupboard units with Formica working surfaces, stainless steel double bowl single drainer sink unit with mixer taps, slot in oven. Front and rear aspect windows.





Rear Hallway

With laminate flooring. Leading to –

Porch

With Worcester oil fired central heating combi boiler.



Utility Room beyond

With plumbing for automatic washing machine.



Downstairs Bathroom

11' 0" x 5' 9" with central heating radiator, a White suite provides a panelled bath with shower over, wash hand basin and toilet.



FIRST FLOOR

Central Landing

With central heating radiator.

Front Double Bedroom 1

12' 0" x 9' 1" (3.66m x 2.77m) with front aspect window and central heating radiator.





Front Double Bedroom 2

14' 2" x 8' 1" (4.32m x 2.46m) with front aspect window, central heating radiator.



Front Single Bedroom 3

7' 9" x 6' 9" (2.36m x 2.06m) with front aspect window and central heating radiator.

EXTERNALLY

To the Front

Walled forecourt. Double Gated Side Entrance off the side lane leads to a rear courtyard with parking for 2/3 vehicles. There are 2 outside Sheds.



At the Rear

At the rear are steps up to a most pleasant spacious private lawned garden area bordering open fields.

