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Deceptively spacious 3-4 bedroom detached bungalow. Situated on a spacious plot. Ffosyffin Near Aberaeron.









8 Pen Y Bryn, Ffosyffin, Aberaeron, Ceredigion. SA46 0EL.

£275,000

REF R/5209/ID

Deceptively spacious detached bungalow Providing comfortable 3-4 bed (1 en suite) accommodation**Located in a popular residential cul de sac**On the edge of the sought after coastal town of Aberaeron**Generous rear garden**In need of some cosmetic upgrading**Ample private parking**Single garage**Double glazing throughout and electric heating system**

The accommodation provides - front porch, open plan lounge/dining room, front bedroom 1, kitchen, wet room, 3 double bedrooms (1 en suite), conservatory.

Located at Henfynyw, on the fringes of the village of Ffosyffin, an easy walk to the bus stop and local Nisa convenience store and public house. Only 1 mile from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Aberaeron lies almost equi distance from Aberystwyth to the north and Cardigan to the south and within some 15 miles of the town of Lampeter.

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THE ACCOMMODATION

Front Porch

10' 9" x 6' 3" (3.28m x 1.91m) via upvc door with side panel, double glazed windows to both side, Quantum electric heater. Door into -



L Shaped Lounge/Dining Room

22' 6" x 17' 2" (6.86m x 5.23m) a spacious room with double glazed window to front and rear, 2 Quantum electric heaters, raised hearth ideal for an electric fire, built in cupboard.











Study/Front Bedroom 1

8' 8" x 9' 0" (2.64m x 2.74m) currently used as a study with Quantum heater, double glazed window to front.



Kitchen

8' 9" x 10' 0" (2.67m x 3.05m) range of fitted cupboards units with formica working surfaces above, Belling electric oven with 4 ring electric hobs, extractor hood, stainless steel drainer sink, windows to rear and side, space for tall fridge freezer. upvc door to side.







Passageway

13' 2" x 3' 4" (4.01m x 1.02m) with doors into airing cupboard housing the hot water tank, access hatch to loft.

Wet Room

9' 2" x 9' 3" (2.79m x 2.82m) having a 3 piece suite comprising of Mira electric shower, dual flush w.c. pedestal wash hand basin, double glazed window.





Front Double Bedroom 1

9' 3" x 9' 8" (2.82m x 2.95m) with double glazed window to

front, Dimplex electric heater.



Front Double Bedroom 2

14' 4" x 9' 3" (4.37m x 2.82m) with double glazed window to front, economy 7 heater.



Rear Double Bedroom 3

13' 2" x 10' 1" (4.01m x 3.07m) The principal room with economy 7 heater, 5'5" patio doors leading through to -



Conservatory

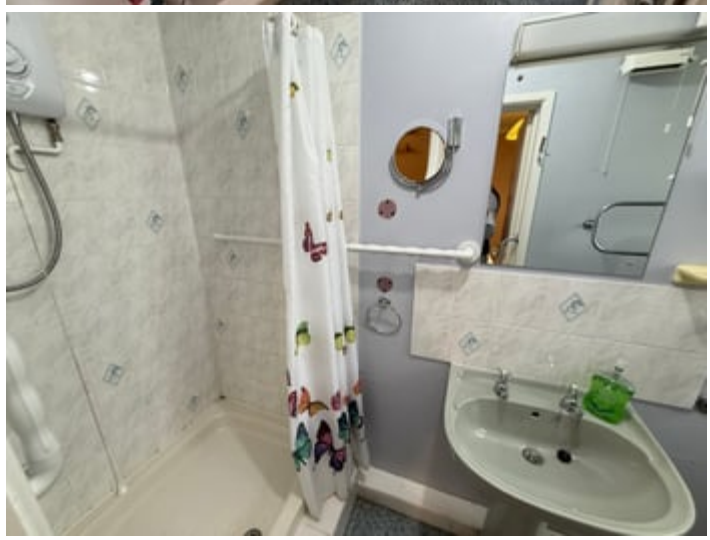
12' 0" x 12' 0" (3.66m x 3.66m) with upvc surround and perspex roof enjoying a sunny south facing aspect.



En Suite

3' 3" x 9' 3" (0.99m x 2.82m) having a 3 piece suite comprising of walk in shower unit with Mira electric shower above, low level flush w.c. pedestal wash hand basin, frosted window to rear.





Attached Garage/Utility

22' 6" x 9' 8" (6.86m x 2.95m) with up and over door to front, light and power connected.

Utility Area with stainless steel sink and plumbing for automatic washing machine and outlet for tumble dryer.



EXTERNALLY

To the Front

The property is approached via a tarmac driveway with slate chipping forecourt for ease of maintenance with mature hedgerow to front.

Pathways lead to both side to rear.





Rear Garden

A spacious rear garden, mostly laid to lawn with a variety of shrubs, trees and flowers. In need of some maintenance, however provides a spacious area perfect for families.

Useful Garden Shed.















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 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

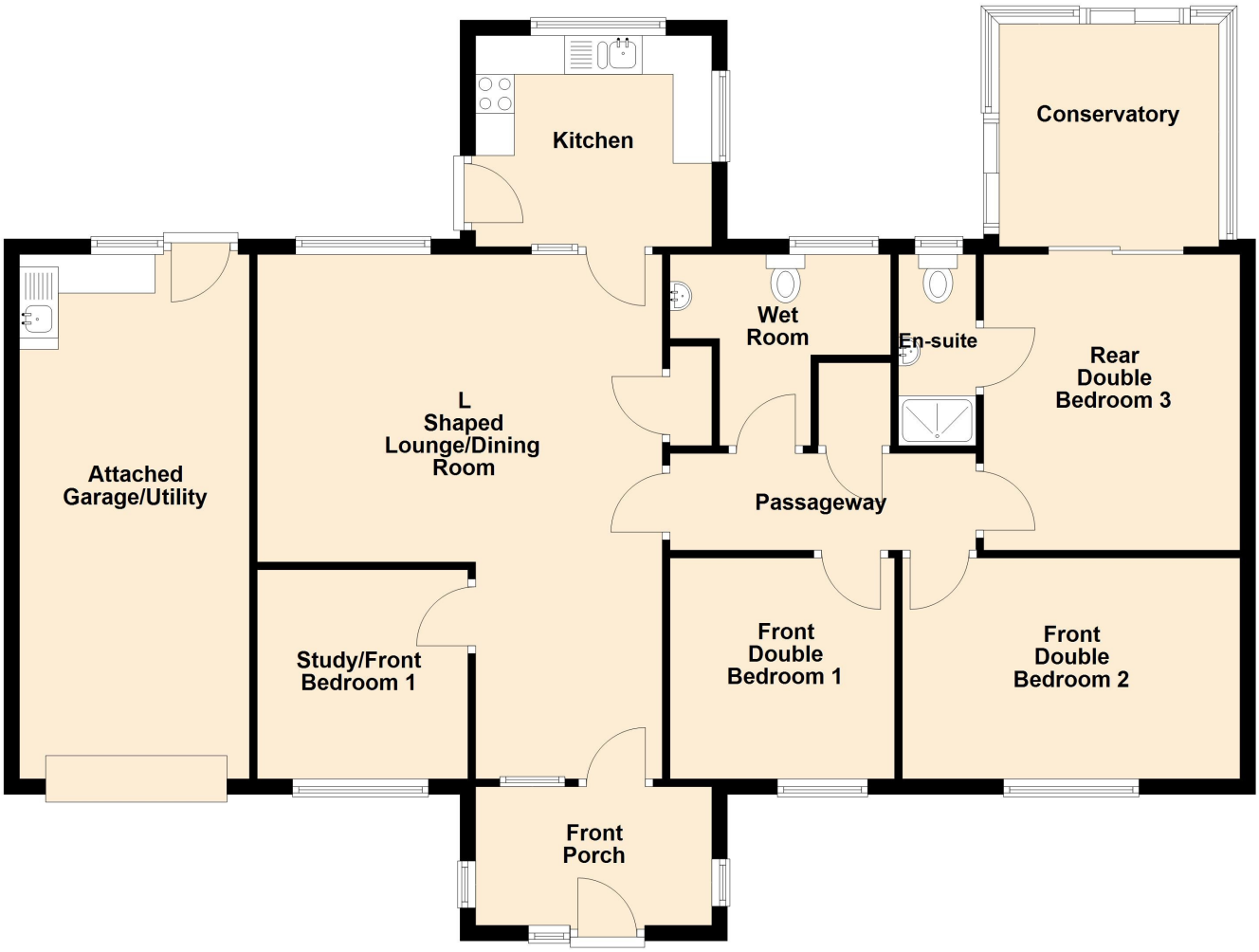
Services

The property benefits from mains water, electricity and waters. Electric central heating.

Tenure - Freehold.

Council Tax Band E (Ceredigion County Council).

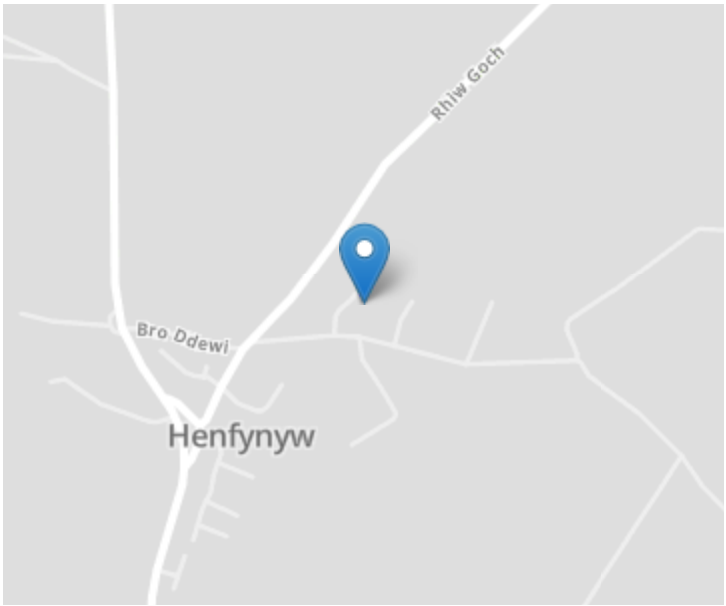
Floor Plan

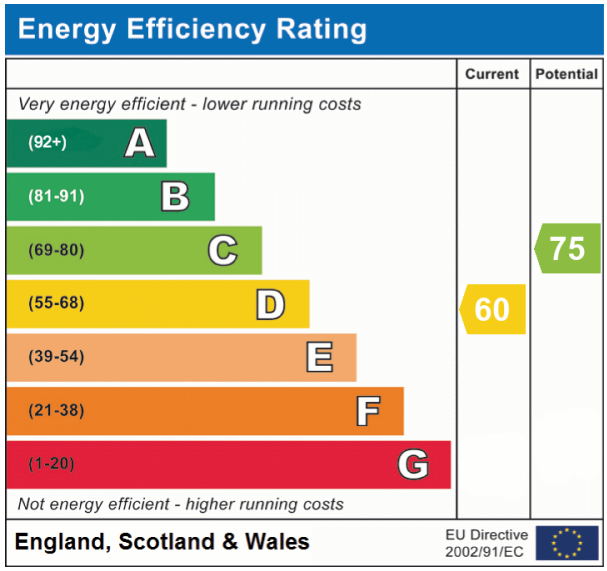

Kitchen
Conservatory
Wet
Room
En-suite
Rear
Double
Bedroom 3
L
Shaped
Lounge/Dining
Room
Attached
Garage/Utility
Passageway
Study/Front
Bedroom 1
Front
Double
Bedroom 1
Front
Double
Bedroom 2
Front
Porch

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (60)
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

From Aberaeron proceed South West on the A487 coast road for a mile or so untill you reach the hamlet of Henfynyw and turn immediately left opposite the Churhc. Proceed up the hill of this road passing a row of houses on the left hand side to a cross roads, carry straight on at cross roads and after 50 yards you will see the entrance to Penybryn on the left hand side. Drive in to the cul-de-sac and the property will be seen at the far end on the right hand side.

For further information or to arrange a viewing on this property please contact :

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