MORGAN & DAVIES
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Local knowledge, National coverage

Modern and impressive detached 4 bed (en-suite) coastal residence. Set within commodious plot with wonderful garden space. South facing patio and external kitchen areas. Coastal views. FfosyFfin. 1 mile Aberaeron. Cardigan Bay. West Wales.









Wenarth Ffosyffin, Aberaeron, Ceredigion. SA46 0HB.

£415,000

R/5252/RD

** Modern and impressive 4 bedroom detached family residence ** Well presented and maintained throughout ** Highly desirable location ** Spacious family proportioned accommodation ** Well manicured and thought out garden space with pockets of interest ** South facing patio area ** External kitchen ** Private off-road parking ** The ultimate family home ** Good standard of living accommodation ** Walking distance to village shop and public house ** 1 mile Aberaeron ** Quiet road frontage plot ** Not overlooked and enjoying an attractive setting ** A great family home on the edge of Aberaeron and must be viewed to be appreciated **

The property is situated within the coastal village of Ffos y Ffin conveniently positioned just off the main A487 coast road. The village enjoys Morrison Daily supermarket, popular public house, places of worship and good public transport connectivity. Llwyncelyn, less than ½ mile from the property offers village shop and post office, petrol station and active community hall. The Georgian harbour town of Aberaeron is less than 5 minutes drive from the property offering a wider range of amenities and services including primary and secondary schools, integrated community health centre, leisure centre, public transport connectivity, traditional high street offerings, local shops, cafes, bars and restaurants. The university town of Aberystwyth and the market town of Lampeter are both within 30 minutes drive of the property.

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GENERAL

An extremely well presented family home set just 1 mile south of the Georgian harbour town of Aberaeron.

The dwelling sits within a large commodious plot with ample off-road parking with space for 3+ vehicles.

A large well manicured garden with feature south facing patio enjoying private family space with external kitchen area, feature pond and extended garden area with front lawn and summerhouse. All in all a wonderful family home.

GROUND FLOOR

Reception Hall

13' 11" x 5' 10" (4.24m x 1.78m) upvc double glazed entrance door with matching side panel, laminate flooring, central hating radiator.





Cloakroom

with low level flush toilet, vanity unit h&c, built in cloak cupboard.



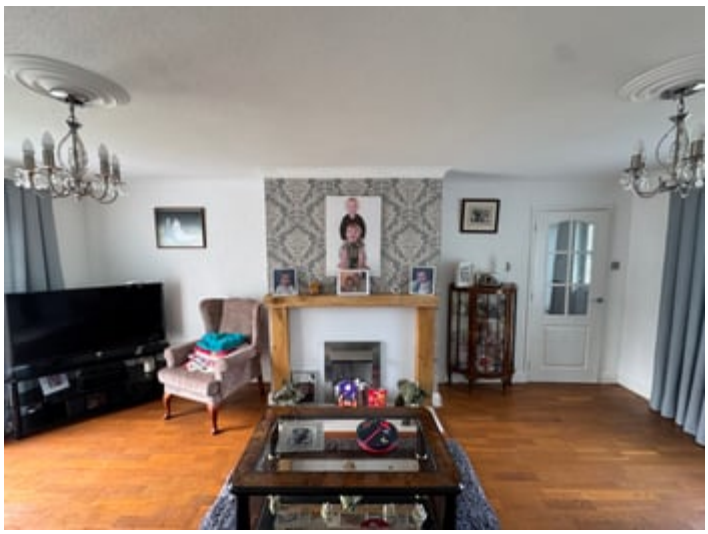
Attractive Lounge

19' 11" x 11' 11" (6.07m x 3.63m) with oak flooring and open fireplace with Oak surround, upvc double glazed 8ft patio door, wired for wall lights.











Dining Room

12' 1" x 10' 5" (3.68m x 3.18m) with oak flooring, central heating radiator, serving hatch from rear kitchen.



Rear Kitchen

12' x 11' 9" (3.66m x 3.58m) with a tiled floor, a modern well equipped fitted kitchen comprising of base cupboards incorporating pan drawers and matching wall cupboards, modern large sink and drainer unit with mixer tap, integrated appliances including a Hotpoint eye level oven and grill, induction hob unit with stainless steel Hotpoint hood over, dishwasher and fridge, work surfaces and matching splashback, central heating radiator.









Rear Hallway



9' 0" x 6' 7" (2.74m x 2.01m) with laminate flooring, radiator, rear uPVC exterior door.

Utility Room

Having fitted base and wall cupboards with Formica working surfaces, appliance space with plumbing for automatic washing machine, rear upvc exterior door.



2nd Sitting Room/Play Room or Studio







(Formerly a garage) 15' 2" x 14' 11" (4.62m x 4.55m) a light and airy room with 14ft wide glazed patio, central heating radiator.

FIRST FLOOR

Central Gallaried Landing

via an open tread staircase from the Reception Hall, has a built in airing cupboard, window to front with a lovely aspect to the sea in the distance.



Front Double Bedroom 1







11' 3" x 10' 3" (3.43m x 3.12m) with central heating radiator, one wall having a full length range of fitted wardrobes with sliding doors, window to front with lovely aspect.

En Suite Shower Room



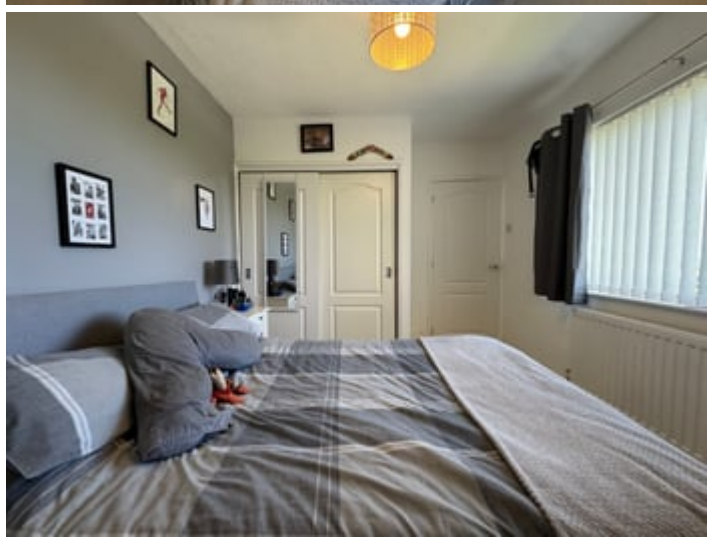


having a shower cubicle, low level flush toilet and a vanity unit h&c.

Front Double Bedroom 2









11' 11" x 9' 4" (3.63m x 2.84m) with central heating radiator, range of built in wardrobes, window to front with far reaching views.

Rear Double Bedroom 3





10' 5" x 10' 3" (3.18m x 3.12m) with central heating radiator.

Rear Bedroom 4



10' 1" x 7' 10" (3.07m x 2.39m) with central heating radiator.

Bathroom





White suite comprising of a freestanding bath with integrated wall mounted TV to one end, vanity unit h&c, low level flush toilet, heated towel rail tiled floor and fully tiled walls.

EXTERNALLY

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Large walled forecourt with a tarmacadamed drive with ample turning and parking space.

To the Front















To the front of the house is a large lawned garden with mature planting to borders with a further lawned garden and summerhouse contained within a fence boundary with feature archway.



To Rear

A footbridge over a feature fishpond leads to a lovely south facing patio area with astro turf lawn, decorative slate gravel, extended garden with external kitchen area.











Greenhouse

Timber Shed

12' 0" x 8' 0" (3.66m x 2.44m)

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

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 with Solar Panels and 5kw Puredrive battery storage, Mains Water and Drainage. Oil fired central heating. UPVC Double Glazing (Matching UPVC facia and soffit boards).

MATERIAL INFORMATION

Council Tax: Band E
Council Tax: Rate 1654
Parking Types: Driveway. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply. Solar PV Panels.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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

Mains Electricity with Solar Panels and 5kw Puredrive battery storage, Mains Water and Drainage. Oil fired central heating. UPVC Double Glazing (Matching UPVC facia and soffit boards).

From Aberaeron proceed South West on the A487 coast road to the first village of Ffosyffin. After Forge car sales garage on the right hand side, take the first left hand turning up a small lane. The property will be seen immediately on the right hand side identified by the Agents for sale board

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

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