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7 Broddewi, Ffosyffin, Aberaeron, SA46 0EX

Asking Price £189,950

This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable home in a desirable location, close to Aberaeron. The bungalow, while in need of some modernisation, has 2 well-proportioned bedrooms and a welcoming reception room together with a practical kitchen and shower room with easy access shower. The generous grounds surrounding the property provide off-road parking, ensuring convenience for residents and guests alike. Additionally, the presence of a useful summer house and greenhouse enhances the outdoor experience, offering potential for gardening enthusiasts or those wishing to enjoy the tranquil surroundings.

Situated just 1 mile from the picturesque town of Aberaeron, residents will benefit from easy access to local amenities, shops, and the stunning coastline while being within walking distance of a regular bus route.

This property is perfect for first-time buyers, downsizers, or anyone looking to invest in a sought-after area.

Location
The property is attractively located just off the A487 roadway in the village community of Henfynyw, close to Ffosyffin with public house and Morrisons Daily store. The property is within close walking distance to a regular bus stop and is only 1 mile from the popular destination harbour town of Aberaeron. The property is pleasantly situated backing on to open fields, enjoying a lovely outlook.

Description

A semi-detached 2 bedroom property being ripe for modernisation for you to put your own stamp on a home with great potential. This property would be ideal for first-time buyers, those downsizing or investors. The property has the benefit of electric heating with uPVC double glazing, and affords more particularly, the following:

Hallway
With night storage heater and access to loft.

Living Room
14'10 x 11'10 (4.52m x 3.61m)

With night storage heater, fireplace (currently boarded up) and large front window.

Kitchen
9'11 x 9'9 (3.02m x 2.97m)

With a practical range of base and wall units incorporating a single drainer sink unit, electric cooker point, fridge and washing machine space, rear entrance door and access to airing cupboard housing copper cylinder.

Shower Room
6'6 x 6'4 (1.98m x 1.93m)

Being fully tiled with an accessible shower unit, wash handbasin, toilet and extractor fan.

Storage Room
Currently housing a freezer.

Rear Bedroom 1
12'2 x 11 (3.71m x 3.35m)

With night storage heater and rear window.

Front Bedroom 2
11'5 x 9'8 (3.48m x 2.95m)

With side window.

Externally

The property has the benefit of being located on a large plot with a gated entrance leading to a side driveway, extensive front and rear grassed areas, useful studio/garden shed/summerhouse, and aluminium greenhouse.

Studio / Garden Shed / Summerhouse
10 x 12 (3.05m x 3.66m)

With French doors to front. Please note that electricity is not connected to this unit.

Services
We are informed that the property is connected to mains electricity, mains water and mains drainage.

Directions
From Aberaeron, proceed south along the A487 and after approximately 1 mile, turn left opposite the Henfynyw church on to Broddewi and the property can be found on the left as identified by the agent's For Sale board.

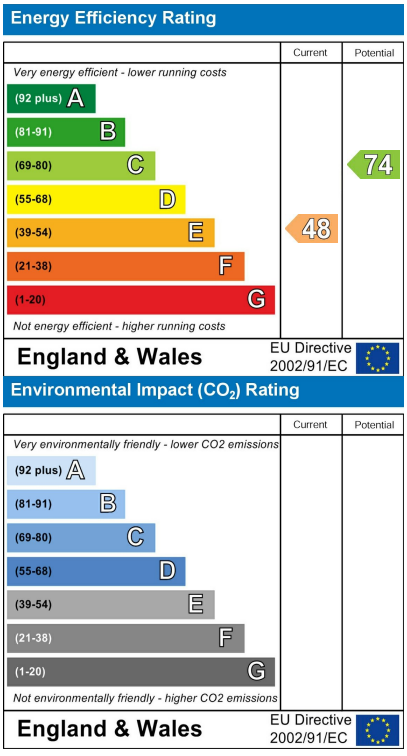
Council Tax Band C
Council Tax Band C with amount payable per annum being £2009 for 2025/2026.

Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

7 Broddewi, Ffosyffin, ABERAERON



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