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**Blaenffos Ffosyffin, Ffosyffin, Aberaeron, SA46 0EY**

**Asking Price £495,000**

Nestled in the charming village of Ffosyffin, Aberaeron, this delightful house offers a perfect blend of comfort and space, making it an ideal family home with annexe potential. Blaenffos boasts two inviting reception rooms, a large kitchen area, four well-proportioned bedrooms and detached garage along with delightful gardens and grounds.

Ffosyffin is known for its picturesque surroundings and friendly community, making it a wonderful place to call home. The property is only one mile from the Georgian harbour town of Aberaeron, renowned for its colourful houses and popular restaurants, bars and shops. The stunning Ceredigion coastline is only a short walk away with the picturesque coastal villages of New Quay and Aberporth only a short drive away.

## Location



The property is attractively located in the village community of Ffosyffin, within walking distance of a regular bus route and also a popular public house and Morrisons Daily convenience store. The property is approximately only one mile from the noted destination town of Aberaeron, renowned for its popular shops, cafes, restaurants and hotels, and its harbour surrounded by its colourful houses. Being an ideal base for exploring the Ceredigion heritage coastline, close to many sandy beaches and secluded coves such as New Quay, Llangrannog and Aberporth.

The property is also convenient to the larger towns of Aberystwyth to the North and Cardigan to the South.

## Description



A substantial property, originally we are informed being two cottages now one commodious dwelling, offering up to potentially 5 bedoomed accommodation, having a second ground floor reception room that could also be used as a ground floor bedroom if so required. The property offers well maintained and presented accommodation with the benefit of oil fired central heating, double glazing and provides more particularly the following:

### Side entrance porch

Tiled floor.

### Reception Hall

Tiled floor with cloakroom off.

## Cloakroom



Having W.C., wash hand basin, radiator and tiled walls.

### Sitting room / Ground floor bedroom

12 x 14 (3.66m x 4.27m)



With two radiators and double aspect windows.

## Living room

22'3" x 14'4 (6.78m x 4.37m)



A characterful room with feature beamed ceiling, attractive brick fireplace housing a wood burning stove, radiator, access to understairs storage cupboard and front windows.

## Kitchen

14'10 x 14'4 (4.52m x 4.37m)



With an attractive range of good quality kitchen units at base and wall level, incorporating NEFF appliances with fitted oven and integrated microwave, integrated dishwasher, NEFF hob and extractor fan, integrated fridge/freezer, central island, sink unit with cooker and hot water tap.



## Utility room

8'0 x 5'4 (2.44m x 1.63m)

Housing the oil fired central heating boiler, plumbing for automatic washing machine and side entrance door.

## Rear garden room

27'6 x 7'8 (8.38m x 2.34m)



A particularly attractive room with open vaulted beamed ceiling having two Velux roof widows, two double doors and underfloor heating.

## First floor

## Landing



## Bedroom 2

11'4 x 10'8 (3.45m x 3.25m)



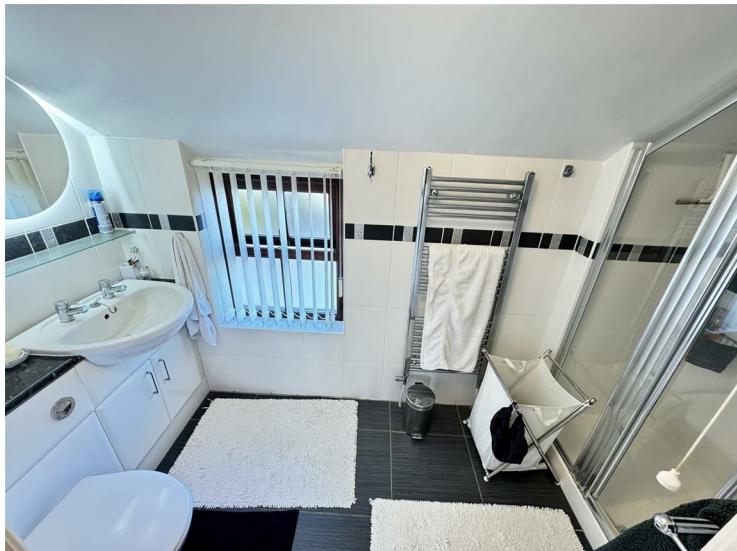
## Master bedroom

13'10 x 9'9 (4.22m x 2.97m)



With built-in bedroom suite comprising of wardrobes and cupboards, with double aspect windows.

## En-suite shower room



Having a shower cubicle, wash hand basin, toilet, heated towel rail, tiled walls and floor.

With radiator and front window.

## Bedroom 3

10'9 x 7'6 (3.28m x 2.29m)



With radiator plus recessed area providing built in wardrobes.

## Bedroom 4

11'0 x 7'3 (3.35m x 2.21m)



With radiator and front window.

## Bathroom



Having bath, shower cubicle, wash hand basin, sink, heated towel rail, tiled walls.

## Cloakroom



Separate cloakroom with toilet, access to airing cupboard and radiator.

## Externally



This property features delightful landscaped gardens and grounds to the rear, including grassed lawned areas, extensive well stocked flower and shrub borders, raised vegetable garden and greenhouse. Additionally, there is an adjoining outside toilet which, in our opinion, has conversion potential (STC) and large detached workshop (10'6" x 10'6").

## Rear gardens



## Garage



There is a detached garage/workshop with rear workshop area, side covered carport, the whole enclosed in a gated entrance for privacy.

## Services

We are informed this property is connected to mains water, mains electricity, mains drainage, oil fired central heating and FTTP Internet connection.

## Directions

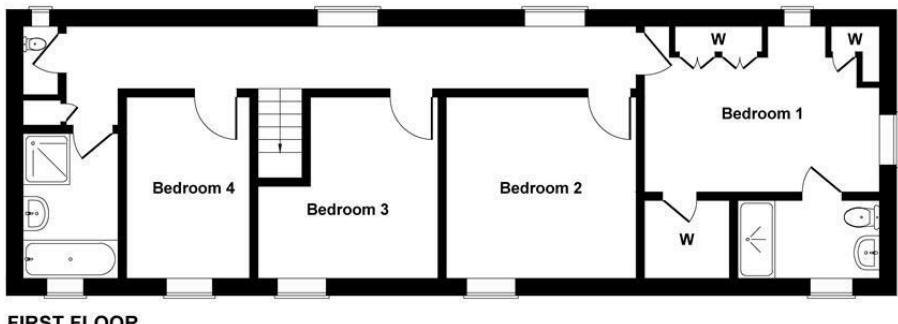


From Aberaeron take the A487 road south. After approximately 1 mile turn left by Henfynyw Church along a one way street, at the junction turn left again and the property can be found immediately on the right hand side.

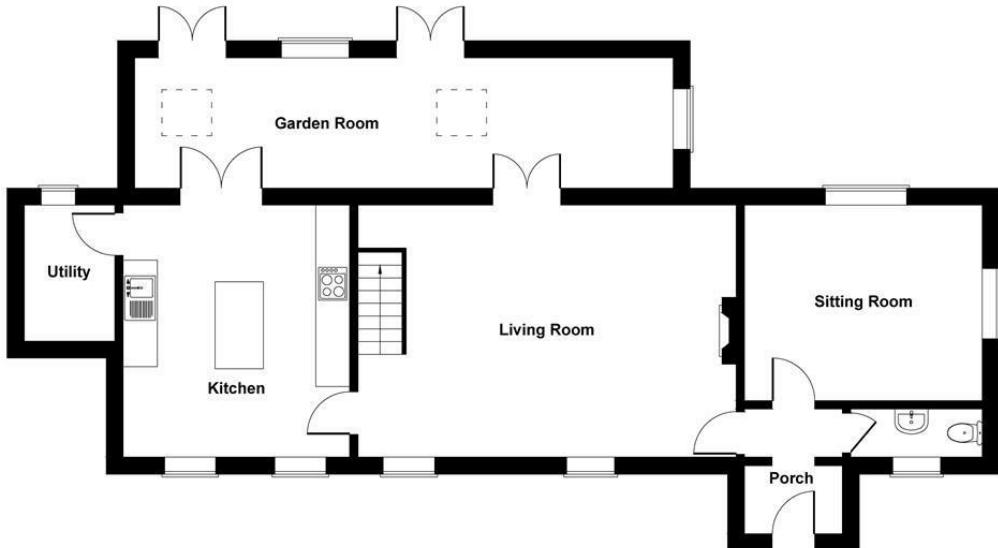
## Council tax Band F

We are informed the amount payable per annum is £3,334  
FOR 2025/2026

## Blaenffos Ffossyffin



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Map data ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	45	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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