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**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

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**11a Maes Iwan, Ffosyffin, Aberaeron, SA46 0DE**

**Asking Price £259,000**

A spacious 3 bedroom semi-detached house offering well-appointed accommodation in a convenient village location. The property has been recently renovated to a high standard with a modern kitchen and bathroom, appealing to families, first time buyers or those looking for an investment opportunity. The property benefits from oil-fired heating and uPVC double glazing, and is set on a spacious plot with a tarmac driveway that offers ample parking for several vehicles, along with a rear patio and front garden. Conveniently situated in the village of Ffosyffin, close to the vibrant destination town of Aberaeron with a wide range of local amenities.

**\*\* CHAIN FREE\*\***

## Location



The property is attractively located in the village of Ffosyffin which has a good range of local amenities, including a village pub and Morrison's Daily Store, and is within walking distance to the A487 roadway and bus service. The property is conveniently located just 1 mile south from the Georgian destination town of Aberaeron, renowned for its colourful houses, shops, cafes, restaurants and health centre along with primary and secondary schooling. The property also enjoys distant sea views.

## Description



An appealing property with rendered elevations, with the benefit of uPVC double glazing and oil-fired central heating via an external boiler. The property provides well-proportioned accommodation and afford, more particularly, the following:

## Front Entrance Door

To:

## Hallway

With radiator and stairs to first floor.

## Living Room

16'4 x 14'7 (4.98m x 4.45m)



A large room with front window, radiator and doors to understairs storage cupboard with fitted shelves. Double doors to:

## Rear Dining Area

9'9 x 8'7 (2.97m x 2.62m)



With access to kitchen, radiator and patio doors to rear garden.

## Kitchen Area

9'9 x 9'2 (2.97m x 2.79m)



With a modern range of attractive kitchen units at base and wall level incorporating a ceramic 1 and a half bowl sink unit, fitted oven and ceramic hob with extractor hood over, slimline dishwasher, space for fridge/freezer and space for washing machine. Rear window overlooking the garden.

## First Floor

### Landing



Access to airing cupboard housing pressurized hot water cylinder.

## Bathroom



Being part-tiled with heated towel rail and 3 piece suite comprising of toilet, wash handbasin and bath with shower unit over.

### Rear Bedroom 1

11'5 x 11 (3.48m x 3.35m)



With rear window, radiator and double built-in wardrobes.

## Bedroom 2

12'1 x 9'9 (3.68m x 2.97m)



With front window and radiator.

## Bedroom 3

7'9 x 7'9 (2.36m x 2.36m)



With front window and radiator.

## Externally



The main feature of this property is its location, being tucked away on a popular residential cul-de-sac with a tarmac driveway to side providing ample parking. The property benefits from a front lawned area and a rear paved patio area with external garden shed.

## Rear Patio



## Services

We are informed the property benefits from connection to mains water, mains electricity and mains drainage with oil-fired central heating and fibre broadband connected (subject to transfer regulations).

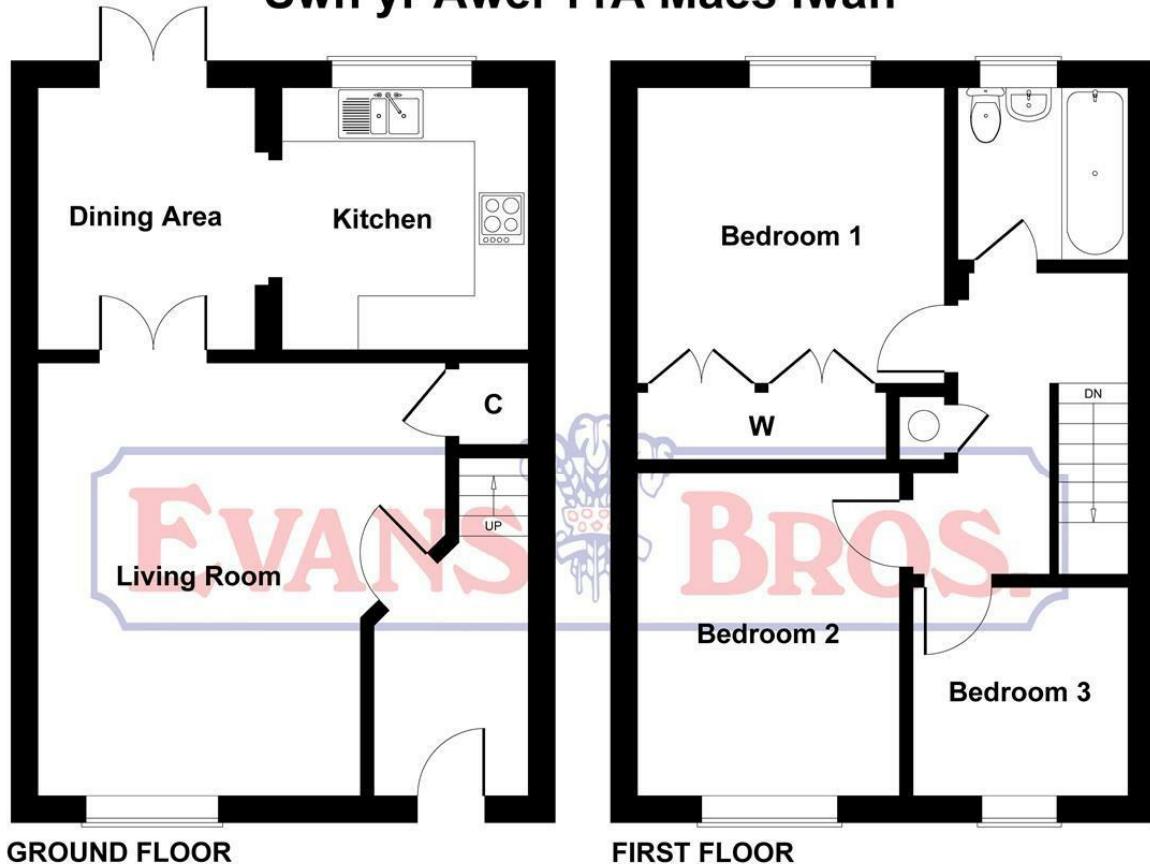
## Council Tax Band D

Council tax band D with amount payable for 2025/26 being £2260.

## Directions

From Aberaeron, take the A487 south to Henfynyw. With the church on your right hand side, take the 2nd left hand turning into a lay-by and turn left again and immediately left on to the Maes Iwan estate where the property can be found at the furthest end of the estate on the right hand side as identified by the agent's For Sale board.

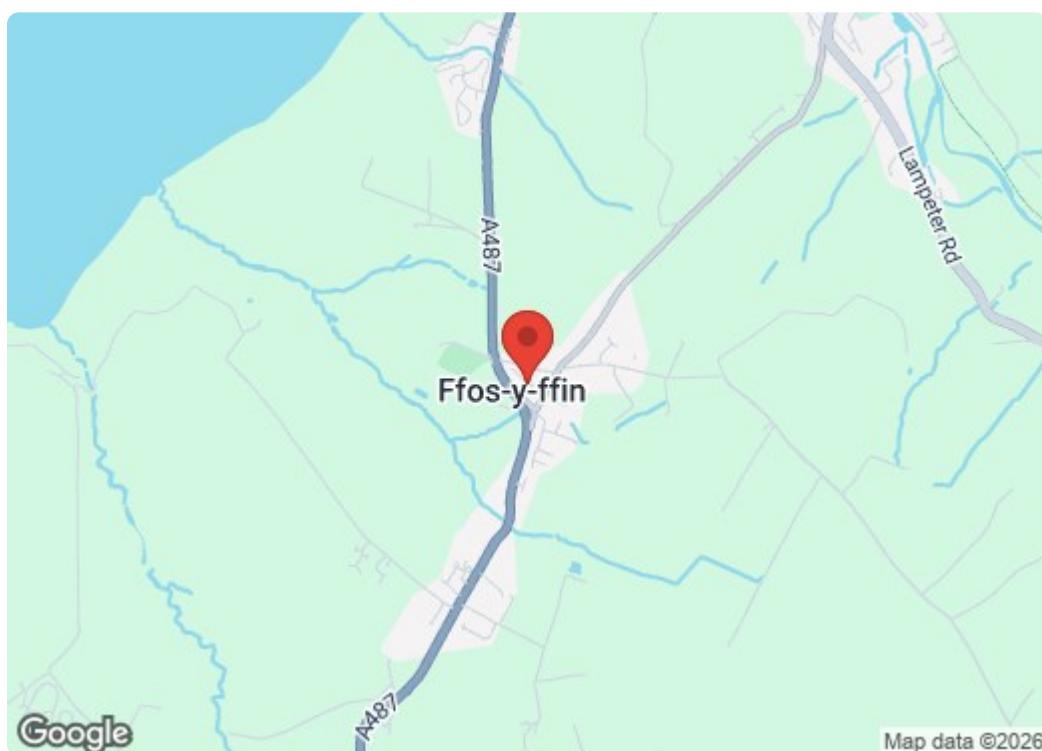
# Swn yr Awel 11A Maes Iwan



## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F		
(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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