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7 Parc Ffos, Ffosyffin, Aberaeron, Ceredigion, SA46 0HS

Asking Price £275,000

Welcome to this charming detached 3 bedrooomed bungalow located in Ffosyffin, on the outskirts of Aberaeron. This delightful property boasts a well-positioned layout with spacious living room, a large kitchen diner, utility room, three cosy bedrooms and bathroom, making it perfect for either a peaceful retirement retreat or a comfortable family home. Having an internal garage with cloakroom including toilet allowing potential conversion for a further ensuite bedroom. The property is set in mature yet easy to keep gardens.

Situated just a mile away from the popular town of Aberaeron, this bungalow offers convenience from being within walking distance of a regular bus route, a Morrisons Everyday Store and popular pub.

Location



Front uPVC entrance door



A detached three bedroom bungalow with spacious living room, good sized kitchen diner, three bedrooms, bathroom, utility room and integral garage. The property has mature gardens to front and rear and is located in a venue close to a regular bus route, only one mile from Aberaeron.

Description



An attractive property of traditional construction with electric economy 7 heating, deserving of some modernisation but providing comfortable accommodation.

The property provides more particularly the following:

Door with stained glass insert, leading to hallway.

Study / Storage cupboard

A useful space that could be used for storage or even a small study.

Living room

15'8 x 14'8 (4.78m x 4.47m)



An attractive sized room, having an exposed brick fireplace with matching TV shelves, two night storage heaters and double aspect windows.

Kitchen Dining room

14'5 x 13'2 (4.39m x 4.01m)



A good sized room with a range of extensive kitchen units at base and wall level, incorporating a one and a half bowl sink unit, fitted electric oven and hob with extractor hood over, night storage heater and rear window.

Utility room

10'9 x 5'8 (3.28m x 1.73m)



Having base units with single drainer sink unit, plumbing and space for automatic washing machine, convector heater, rear entrance door and door to garage.

Front bedroom 1

9'7 x 9'6 (2.92m x 2.90m)



With a range of built-in wardrobes, front window and electric heater.

Inner hallway

Electric conversion heater and airing cupboard with hot water tank.

Side bedroom 2

16'8 x 10'9 (5.08m x 3.28m)



With side window and electric heater.

Rear bedroom 3

10'11 x 10'3 (3.33m x 3.12m)



Currently used as a sitting room with tilt and turn patio doors and night storage heater.

Bathroom

7'8 x 8'5 (2.34m x 2.57m)



Having bath, separate shower cubicle, wash handbasin, toilet and convector heater.

Externally



The property has attractive yet easy to maintain grounds with a front tarmacadam driveway leading to an integral garage.

Garage

16'8 x 10'9 (5.08m x 3.28m)



With electric up and over door, corner cloakroom with toilet. We feel this could have potential to provide further living space if required (STC).

Rear garden



With mature evergreen trees providing privacy, aluminium greenhouse, garden workshop and paved patio area.

Services



We are informed that the property is connected to mains water on a meter, mains electricity and mains drainage with the benefit of electrical heating.

Directions



The property is best approached by taking the A487 out of Aberaeron heading towards Cardigan and continuing to the top of the hill, turning left just past the church (it is the large layby on the left). Turn left again, taking the first right hand turning into Parc Ffos where the property can be found on the right hand side.

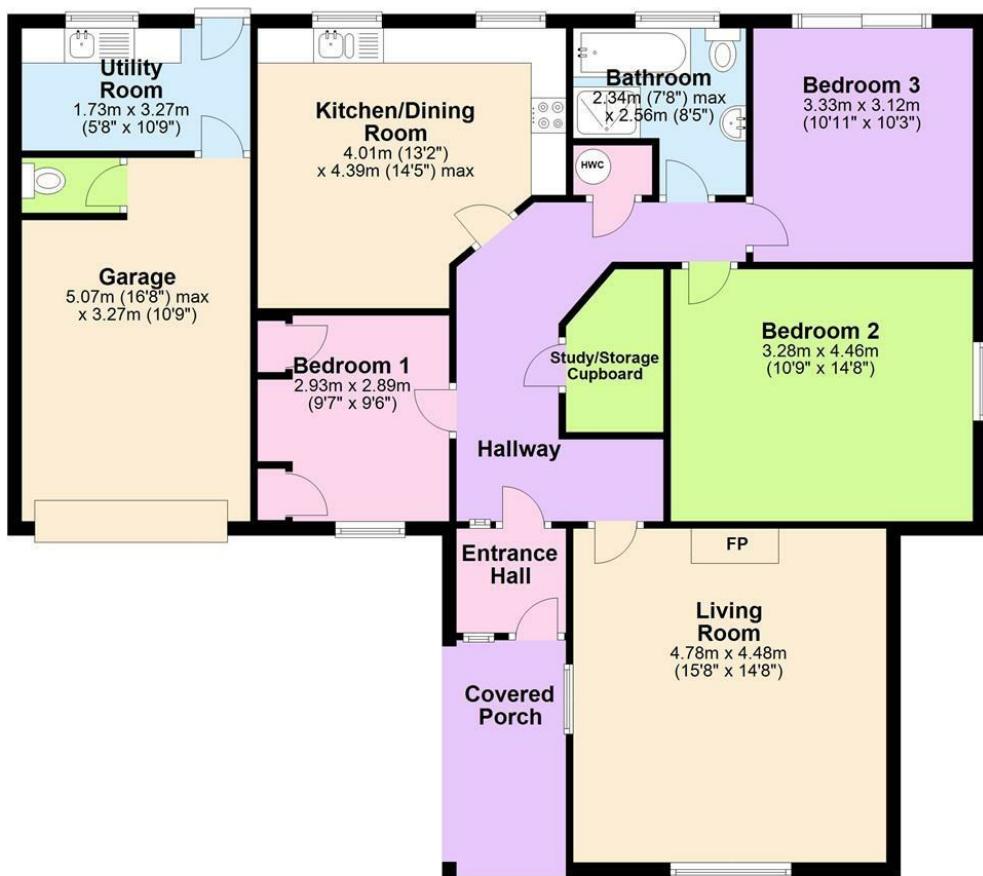
Council Tax

Band D 2024/2025 with the amount payable being £2116.32

Please note

The property is being offered for sale subject to the grant of Probate.

Ground Floor



Total area: approx. 125.8 sq. metres (1354.1 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

7 Parc Ffos, Ffosyffin, ABERAERON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		80
(81-91) B		53
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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