



# PONDEROSA

Ffosyffin | Aberaeron | Wales | SA46 0EY

FINE & COUNTRY



PONDEROSA

---

# PONDEROSA

Fine and Country West Wales are delighted to bring Ponderosa to the open market. This Country Bungalow is situated on a plot in excess of two acres and is in need of modernisation/redevelopment.

The next purchaser will acquire a property within excellent gardens and grounds located close to Aberaeron and Aberystwyth. Situated in lovely gardens with the scope to either refurbish the existing building to a higher standard or potentially to build up into a dual storey property, which would have distant sea views to the Cardigan Bay coastline.

Opportunities such as this do not come around very often and your earliest attention is required to appreciate the opportunity on offer. Ponderosa is unique insofar as it is a property approached by a long private lane giving a very rural feel yet being extremely convenient for all local amenities in the area. Viewing highly recommended, no onward chain.

Video Link: <https://youtu.be/dmpuowuZKDC>



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 20 G    |           |















## Ground Floor

Approx. 116.3 sq. metres (1252.2 sq. feet)



Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Ponderosa, Ffosyffin, ABERAERON**





Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23 1LH

Tel: 01974 299 055 | [nigel.salmon@fineandcountry.com](mailto:nigel.salmon@fineandcountry.com)

**FINE** & **COUNTRY**  
fineandcountry.com™