

The Laurels Ffosyffin Nr Aberaeron

£447,500

- A superbly presented 4 bedroom 2 bathroom executive style home
- Groundfloor: 2 Reception rooms, conservatory, kitchen, utility room + bedroom
- Firstfloor: Master bedroom with ensuite and breakfast balcony with sea views, 2 large double bedrooms and bathroom
- Wrought iron gates to large front paved driveway
- Mature gardens with lawned areas, covered patio, BBQ area and vegetable garden
- Delightful location within walking distance of a regular bus route
- 1 mile from the Georgian town of Aberaeron



Be ready to be impressed

A superbly presented detached executive style property offering luxuriously appointed accommodation ready for immediate occupation with the benefit of attractive landscaped gardens and grounds in a popular coastal location with distant sea views, 1 mile from Aberaeron.

DESCRIPTION

An attractive residential property offering well proportioned accommodation constructed approximately 10 years ago by the current vendors for their own occupation to high standard and being of a high efficiency design with air source underfloor heating to ground floor also having a wood burning stove with back boiler for domestic hot water and central heating supplies via a twin coiled system.

The property is finished to an exceptional standard with mainly Oak flooring and internal carpentries such as doors and skirting boards and does have to be inspected to be fully appreciated. The accommodation is offered chain free and ready for immediate occupation making this an ideal turnkey property for those looking for an easy transaction with no work on its purchase. The accommodation provides more particularly the following;

COVERED FRONT ENTRANCE VESTIBLE

With attractive uPVC entrance door having stained glass inserts and matching side panels leading to

RECEPTION HALL

10'8 x 10'7 (3.25m x 3.23m)

Providing the first impression of the light and space this property offers with an open vaulted staircase to first floor with 2 velux windows for added light, tiled floor, under stairs storage cupboard.

LIVING ROOM

16'7 x 13'8 (5.05m x 4.17m)

A nice light room with double aspect windows having tiled floor and feature fireplace with slate hearth having a wood burning stove inset, back boiler also heating the central heating system and domestic hot water.

DINING ROOM

14'1 x 13'9 (4.29m x 4.19m)

With tiled floor, side window, French doors leading to

ATTRACTIVE REAR CONSERVATORY

13'10 x 9' (4.22m x 2.74m)

With underfloor heating, French doors to garden

KITCHEN

13'7 x 10'5 (4.14m x 3.18m)

An attractive room with a good quality fitted kitchen incorporating a 1 & 1/2 bowl sink unit with mixer tap and is available fully equipped with an integrated dishwasher, integrated American style fridge freezer and Belling electric range with cooker hood over, inset spot lighting with granite effect worktops, part tiled walls. Door to

UTILITY ROOM

7'4 x 7'2 (2.24m x 2.18m)

Tiled floor, again good quality fitted units at base and wall level with single bowl sink unit, plumbing for automatic washing machine and tumble dryer, rear door and door to

CLOAKROOM

With tiled floor and half tiled walls, toilet and wash hand basin.

GROUND FLOOR BEDROOM 4

16'7 x 10'9 (5.05m x 3.28m)

With front window, radiator.



FIRST FLOOR

Is approached by a open vaulted stair well being a main feature of this property with the majority of first floor carpentries being Oak with Oak flooring and Oak doors. leading to a

GALLERY LANDING

This area is serviced by 2 Velux roof windows to allow light and give a feeling of space.

MASTER BEDROOM

22'11" x 11'2" (6.99m x 3.40m)

With Oak flooring, front Dormer window, French doors to balcony overlooking the garden and with distant sea views

EN-SUITE SHOWER ROOM

Having shower cubicle, vanity unit with wash hand basin, toilet, heated towel rail, tiled walls, Oak flooring, Velux window.

BATHROOM

9'6" x 6'7" (2.90m x 2.01m)

With Oak flooring, a spacious room with corner bath having shower attachment, toilet, wash hand basin, radiator, fully tiled walls, 2 Velux roof windows to provide light.

DOUBLE BEDROOM 2

14' x 13'8" (4.27m x 4.17m)

With Oak flooring, rear window overlooking the garden, radiator.

FRONT DOUBLE BEDROOM 3

With Oak flooring, front window, built-in double wardrobe and built-in double airing cupboard with hot water cylinder.

EXTERNALLY

A feature of this property are its well maintained gardens and grounds being accessed by a wrought iron gated entrance with feature stone pillars to block paved patio driveway having ample parking and turning space, front lawned garden all enclosed within a mature hedge with flower shrubs and borders.

To the side of the property is an established vegetable garden with raised vegetable beds, gravelled surround, feature covered wood store.

REAR GARDEN

One of the main attractions is the attractive rear garden being mainly laid to lawned areas having flower and shrub borders. This is contained within a fenced boundaries and has the benefit of a greenhouse, BBQ and covered patio terrace with pergola. The whole being attractive but easy to maintain.

SERVICES

We are informed the property benefits from connected to mains electricity, mains water, mains drainage. Air source heating system via under floor heating to the ground floor with radiators to the first floor also having a dual coil system enabling the wood burning stove also to operate the central heating and hot water systems if required.

DIRECTIONS

What3word joined.pitching.dupe

From Aberaeron take the A487 South to the village of Henfynw, opposite the church on your right, turn left at the cross roads go straight across and the property can be found on the left hand side as identified by the agents For Sale board.

COUNCIL TAX BAND E

We understand the property is Council Tax Band E and the Council Tax payable for 2023/2024 financial year is £2349

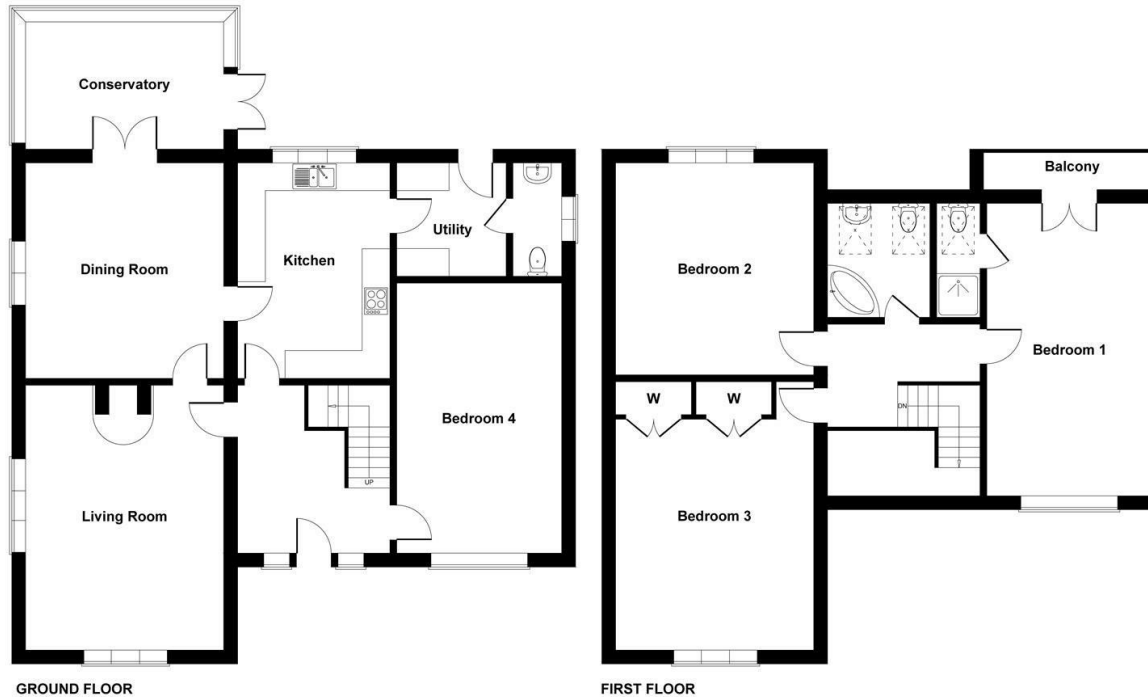




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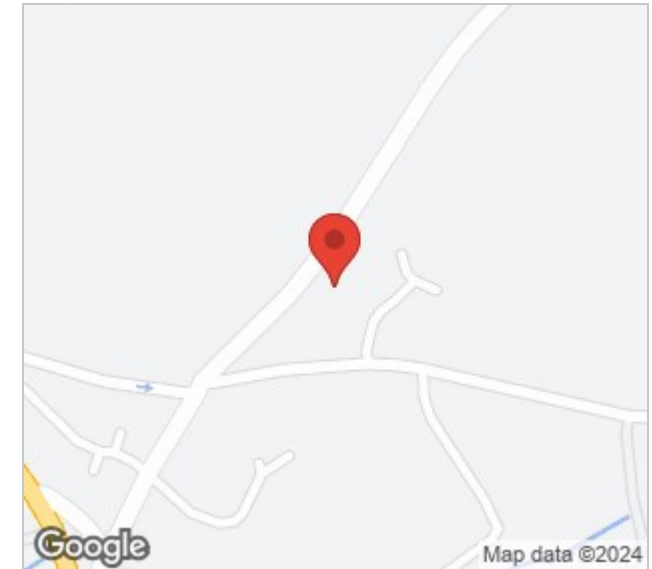
1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS
Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk

The Laurels, Ffosyffin. SA46 0EY



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			
(55-68) D			
(39-54) E		68	76
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,