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**Glasfryn Ffosyffin, Ffosyffin, Aberaeron, Ceredigion, SA46 0HD**

**Guide Price £232,500**

A substantial period property located in the popular rural community of Ffosyffin, Aberaeron. This delightful house boasts 2 reception rooms, 4 spacious bedrooms and additional loft space ideal for storage or as a home office. The property benefits from double glazing and oil-fired central heating, together with off-road parking, attractive gardens and distant sea views.

Conveniently positioned approximately 1 mile south of Aberaeron.

Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful property.

## Location



The property is positioned in the popular community of Ffosyffin having a convenience store and public house, being on a regular bus route only some 1 mile south of the popular destination town of Aberaeron renowned for its colourful houses and pretty harbour, also convenient to the larger towns of Aberystwyth to the north and Cardigan to the south. The property is also close to the many secluded coves and sandy beaches of this lovely part of the Ceredigion Heritage Coastline and within walking distance of the All Wales coastal path with some lovely walks along country lanes available nearby.

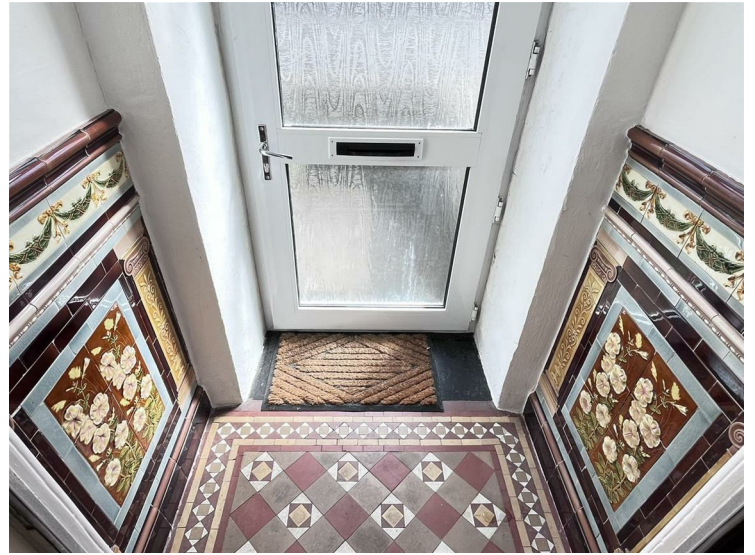
## Description



A substantial period semi-detached dwelling offering commodious accommodation with the benefit of oil-fired central heating and double glazing. The property offers well-proportioned and spacious accommodation with good sized rooms and offers more particularly the following:

## Front double glazed entrance door to

## Reception vestibule



An attractive mosaic tiled floor and glazed tiled walls.

## Door to Hallway



Radiator, stairs to first floor, feature coving

**Front living room**  
13 x 11'5 (3.96m x 3.48m)



An attractive, light room with feature bay window, picture rail, coved ceiling, radiator.

**Rear sitting room/dining room**  
11'5 x 11'5 (3.48m x 3.48m)



Rear window, radiator, coving and picture rail.

**Rear hallway**



With rear UPVC double glazed entrance door, access to understairs storage cupboard, built in cupboard.

**Kitchen**  
11'1 x 10'8 (3.38m x 3.25m)



With extensive units at base and wall level incorporating single drainage sink unit, electric cooker point, plumbing for automatic washing machine, radiator and side window.

**First floor**

**Rear landing**

### Bedroom 1

10'7 x 9'5 (3.23m x 2.87m)



Built in wardrobe and side window.

### Shower room



Being fully tiled with shower cubicle, wash handbasin, W.C. and heated towel rail. Access to airing cupboard with pressurized hot water cylinder.

### Front landing



Stairs to loft.

### Bedroom 2

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



Rear window, radiator

### Bedroom 3

11'5 x 10'6 (3.48m x 3.20m)



Radiator, double aspect windows with front windows having attractive views.

### Loft room/bedroom 5/home office

17'3 x 11'5 (5.26m x 3.48m)



Rear roof light having distant sea views, door to further under eaves storage area.

### Bedroom 4

7 x 8'1 (2.13m x 2.46m)



Radiator.

Stairs up to

### Externally



The property has a front walled forecourt, side driveway with parking for 2 cars, enclosed rear garden having an extensive paved patio, grassed garden area with former pigsty/store shed.

## Exterior store shed

10'6 x 8 (3.20m x 2.44m)



Housing the oil-fired central heating boiler

## Services



We are informed the property is connected to mains electricity, mains water and mains drainage, oil-fired central heating.

## Council tax band D

We understand the property is Council Tax Band D and the Council Tax payable for 2024 / 2025 financial year is £2116.32

## Directions

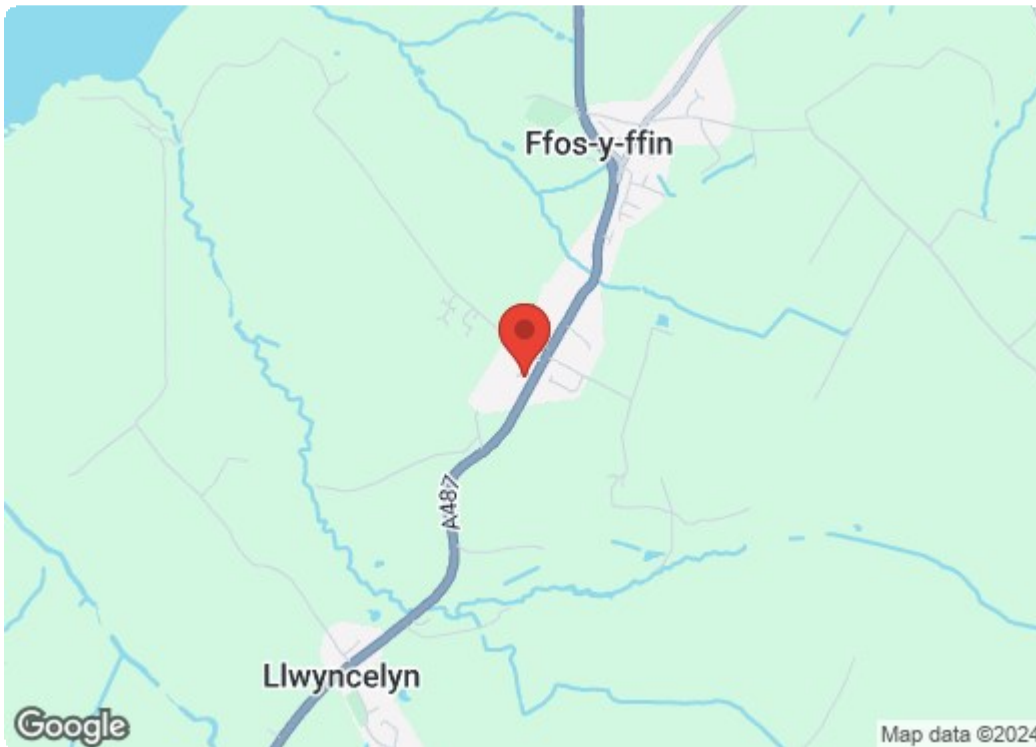
From Aberaeron, take the A487 south, proceed through Ffosyffin and the property is last but one on the right hand side as identified by the agents For Sale board.



Total area: approx. 149.1 sq. metres (1604.5 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.

Glasfryn, Ffosyffin, Aberaeron



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



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