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## **Noddfa, 2 Pen Y Bryn, Ffosyffin, Aberaeron, Ceredigion, SA46 0EL**

**Asking Price £325,000**

Welcome to this charming detached bungalow located in the picturesque village of Ffosyffin near Aberaeron. This lovely property boasts three bedrooms and two bathrooms, providing ample space for a growing family or for retirement purchasers.

With generous living space, this bungalow offers a comfortable and cosy atmosphere for you to call home. The property features a well-designed layout that maximises natural light throughout, having large windows and French doors in the living room.

One of the standout features of this property is the well presented, yet easy to maintain grounds, with lovely resin paths all around.

Located in the popular village of Ffosyffin, you'll enjoy the tranquillity of rural living while still being within easy reach of the charming town of Aberaeron. From scenic walks to local amenities, this location offers the best of both worlds.

Don't miss out on the opportunity to make this delightful bungalow your new home. Book a viewing today and experience the comfort and convenience this property has to offer.

## Location

Located on an attractive Cul-du-sac of similar properties just off a quiet lane which is a popular walking route around the area. The property is nicely set away but within walking distance of the A487 with regular bus service being ideal for those who do not drive with Ffosyffin having a Morrisons daily store and popular public house. Only 1 mile away from the jewel in the crown of the Ceredigion coastline being the Georgian harbour town of Aberaeron, a renowned destination with bars, restaurants, hotels and shops, it also provides a good range of everyday facilities including integrated health centre, chemists, shops etc. Is also convenient to the larger towns of Aberystwyth to North and Cardigan to the South.

## Description

This refurbished property offers chain free accommodation ready for immediate occupation, having been recently upgraded with new kitchen, central heating and windows to improve the efficiency of the property together with being rewired, new oil fired central heating and re-decorated with new carpets this property is ready for immediate occupation and viewing is highly recommended. The property affords more particularly the following light and airy accommodation;

## Front Entrance Door

To

## Hallway



2 storage cupboards off.

## Living Room

19'9 x 11'11 max (6.02m x 3.63m max)



With feature fireplace, french doors to side, 2 radiators. opening leading to

## Spacious Kitchen/Dining Room

17'8 x 10'7 (5.38m x 3.23m)



With a modern range of good quality kitchen units at base and wall level incorporating a single drainer sink unit, fitted oven and hob and extractor over, provision for dishwasher and space fridge/freezer. Door to

### Utility Room

13' x 5'4 (3.96m x 1.63m)



Spacious room with matching units to the Kitchen, having single drainer sink unit, plumbing and space for an automatic washing machine, rear entrance door.

### Master Bedroom Off the Inner Hallway

17'10 x 10'4 (5.44m x 3.15m)



A large room with radiator, rear window, door to

### En-suite Bathroom



Having bath, pedestal wash hand basin, toilet and radiator.

### Bedroom 2

11'3 x 8'7 (max) (3.43m x 2.62m (max))



rear window and radiator

### Bedroom 3

11'3 x 9'11 (3.43m x 3.02m)



rear window and radiator

### Main Shower Room



With corner shower unit, wash hand basin, toilet, Radiator

## Externally



Henfynw, just after passing the church on the right hand side take the next left hand turning into a layby, turn left again, continue to the top of brow of the hill turning right. Take the first entrance on the left in to a small Cul-du-sac and number 2 is the second on the left hand side

The property is located on generous plot with side driveway leading to integral garage.

One of the main attractions is the well presented yet easy to maintain gardens with attractive front lawned area, relatively private rear garden with a lovely paved patio area for those alfresco evenings finished off with attractive resin paved paths surrounding the property.

The whole in a convenient position and worthy of inspection at an early date.

## Integral Garage

17'2 x 18'10 (5.23m x 5.74m)



## Services

we are informed the property is connected to mains electricity, mains water, mains drainage, telephone subject to BT connection subject charges and regulations, recently upgraded oil fired central heating with new external boiler.

## Council Tax Band E

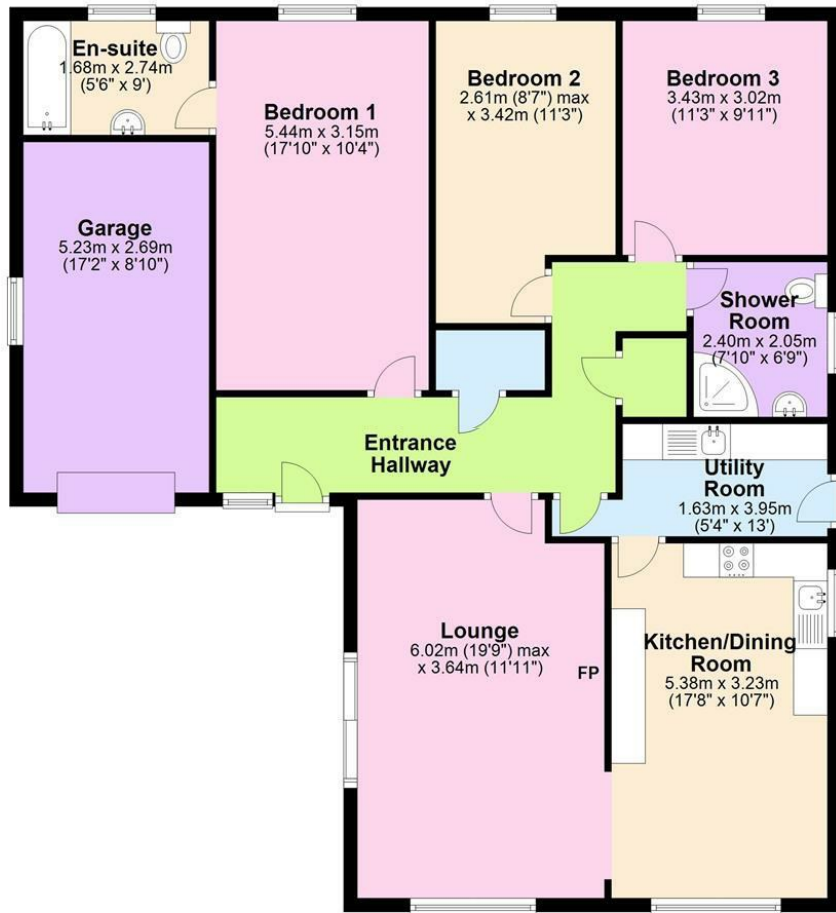
We understand the property is Council Tax Band E and the Council Tax payable for 2024/5 financial year is £2571

## Directions

from Aberaeron take the A487 South on entering the village of

### Ground Floor

Approx. 125.0 sq. metres (1345.0 sq. feet)



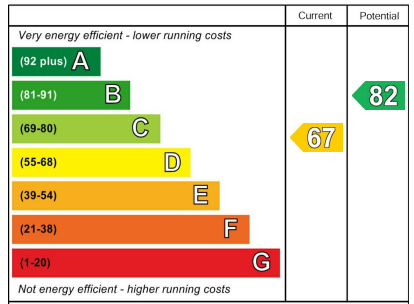
Total area: approx. 125.0 sq. metres (1345.0 sq. feet)

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

### 2 Pen Y Bryn, Ffosyffin, Aberaeron

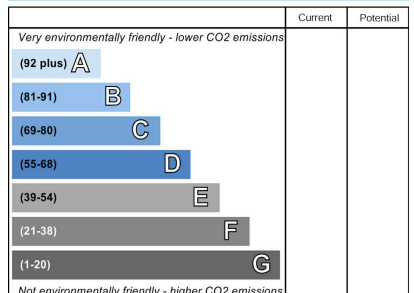


#### Energy Efficiency Rating



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

#### Environmental Impact (CO<sub>2</sub>) Rating



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



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