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12 Cwrt Y Brenin, Ffosyffin, Aberaeron, Ceredigion, SA46 0HU

Asking Price £275,000

Welcome to this delightful modern family home located in the picturesque village of Ffosyffin only 1 mile from Aberaeron.

This appealing house boasts a spacious living room leading to a generously sized kitchen/diner - perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, one of which has an en-suite shower room, there is plenty of space for the whole family to unwind and enjoy a peaceful night's sleep.

Nestled in a tucked away setting on a popular cul-de-sac, with distant sea views to embrace coastal living.

Don't miss out on the chance to make this house your home. With its inviting atmosphere and desirable location, this property is a true gem waiting to be discovered. Contact us today to arrange a viewing and take the first step towards your dream home in Cwrt Y Brenin, Ffosyffin, Aberaeron.

Location

The property is attractively located in the popular residential cul-de-sac of Cwrt y Brenin, just off the A487 coast road for convenience, with an elevated position enjoying distant sea views. The village of Ffosyffin offers a Morrisons Daily convenience store, together with a popular public house, within walking distance of a regular bus route and also only 1 mile from the destination town of Aberaeron, renowned for its many popular restaurants, bars, shops and harbour. The property is also convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.

Description



A modern link detached property with the benefit of uPVC double glazing and oil-fired central heating with external boiler, offering deceptively spacious accommodation and being a good sized family home ideal for first time buyers. The property affords the following accommodation:

Hall



Oak flooring, access to understairs storage cupboard, radiator and stairs to first floor.

Living room

19'3 x 10'3 (5.87m x 3.12m)



A nice, light room with front bay window, electric flame effect wall-mounted fire. Arch way to:

Kitchen Diner

20'7 x 11'3 (6.27m x 3.43m)



A spacious room with an attractive range of kitchen units at base and wall level incorporating a single drainage sink unit, integrated Bosch dishwasher, feature ceramic 5 ring hob with large wok ring, double oven, integrated microwave, breakfast bar. Dining area with French doors to rear patio area.

Utility room

5'5 x 7'4 (1.65m x 2.24m)

Radiator, space for washing machine and tumble dryer, rear entrance door. Cloakroom off having W.C., wash handbasin, radiator and extractor fan.

Landing

Access to loft via drop down ladder.

Master Bedroom

15'8 x 10'1 (4.78m x 3.07m)



With front bay window having distant sea views. Radiator

Bedroom 3

11'2 x 6'4 (3.40m x 1.93m)



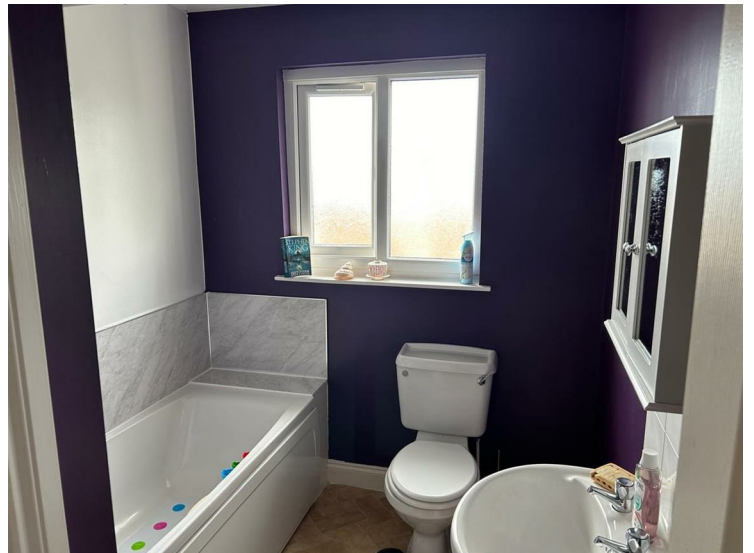
Radiator and rear window.

Ensuite Shower room



With shower cubicle having power shower unit, radiator, wash handbasin, toilet and extractor fan.

Bathroom



With bath having shower attachment over, wash handbasin, toilet, radiator. Access to shelved airing cupboard with radiator.

Bedroom 2

11'3 x 10'3 (3.43m x 3.12m)

Radiator and rear window.

Externally



A feature of this property is its larger end plot providing ample parking to the front with room for up to 4/5 vehicles. This leads to an integral garage and side tarmacked storage area leading to the rear garden.

Front Driveway



Garage

With up and over door and fitted electric points.

Patio area



An attractive paved patio area for those alfresco evenings with steps leading to a raised garden area. The whole being contained within a timber fenced boundary for security.

Garden



Services

We understand the property is connected to mains water, mains electricity and mains drainage, oil-fired central heating, telephone and broadband available.

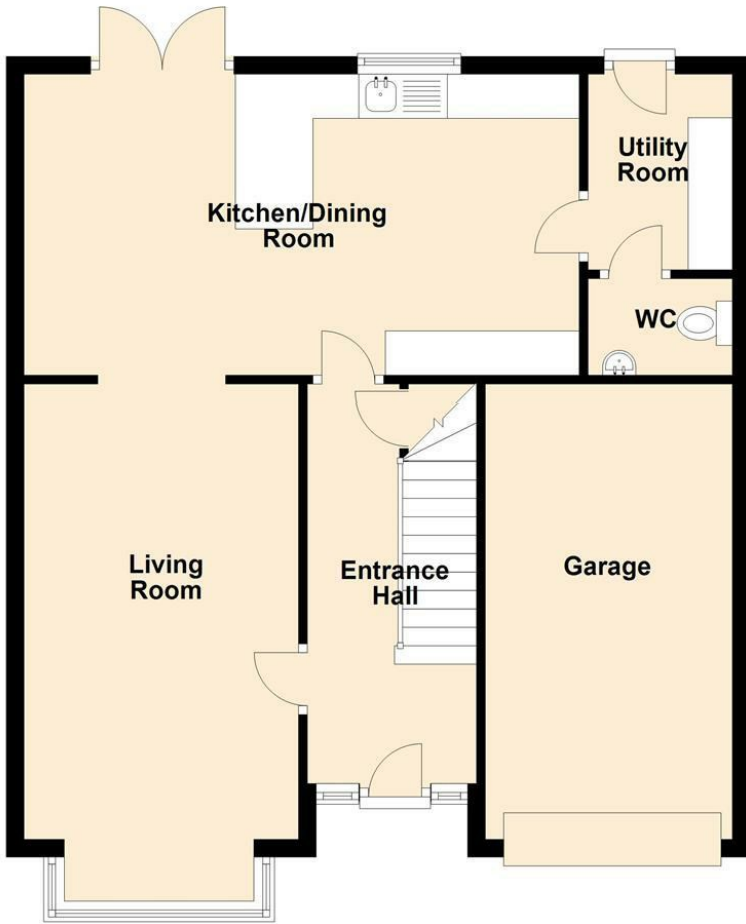
Directions

From Aberaeron take the A487 south, continue to Henfynyw taking the second left turning into a layby (just past the church on the right). Continue around and take the left hand turning into Cwrt y Brenin and the property is the last on the right hand side.

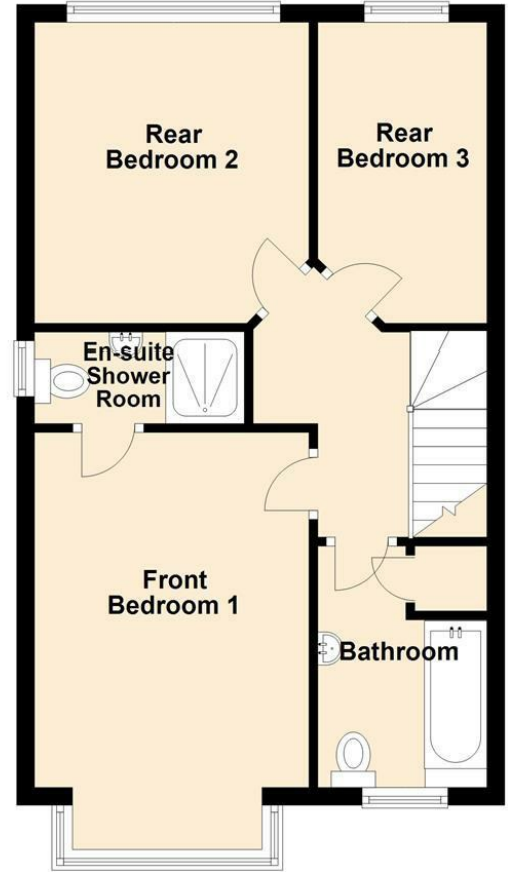
Council tax band D

We understand the property is Council Tax Band D and the Council Tax payable for 2024 / 2025 financial year is £2116.

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(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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