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12 Haulfan, Ffosyffin, Aberaeron, SA46 0HT

Asking Price £295,000

A tastefully presented detached dormer bungalow offering deceptively spacious up to 4 bedroomed accommodation with the benefit of LPG gas fired central heating, double glazing and located on a corner plot with spacious gardens and grounds.

Location

Located on the popular Haulfan development on the edge of the popular village of Ffosyffin, which has an excellent range of local facilities including a Morrisons Daily convenience store, public house and only approximately 1 mile from the destination town of Aberaeron, with its popular shops, cafés, restaurants, and hotels.

The property is within walking distance of a regular bus route and also convenient to the larger towns of Cardigan to the south and Aberystwyth to the north.

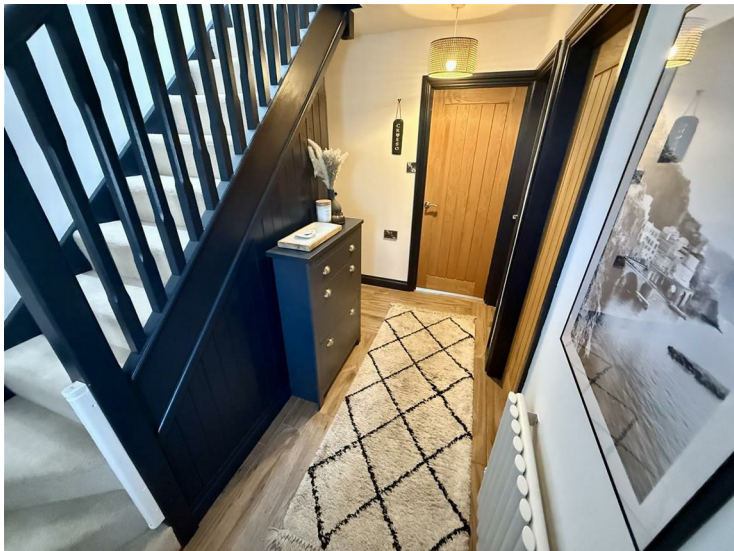
Description



A tastefully presented detached dormer bungalow offering up to 4 bedroomed accommodation with LPG gas fired central heating and double glazing.

The property provides more particularly of the following:

Hallway



Accessed via a front composite entrance door with radiator, stairs to first floor, access to under stairs cloakroom.

Cloakroom



With toilet, wash handbasin and upright radiator.

Living Room

17'7 x 11'9 (5.36m x 3.58m)



With wood burning stove on a slate hearth with oak mantle over, radiator and spotlighting. Sliding patio doors to:

Conservatory

13'3 x 5'8 (4.04m x 1.73m)



With rear patio doors to garden and radiator.

Kitchen / Dining room

16'10 x 8'9 (5.13m x 2.67m)



A lovely light room, with good quality tiled floor

Kitchen recessed area

8'7 x 6'2 (2.62m x 1.88m)



Having an extensive range of modern kitchen units at base and wall level, incorporating a ceramic sink unit, fitted electric oven and integrated combination microwave oven, ceramic hob with extractor hood over, integrated dishwasher, spotlighting and upright radiator. Door to utility room.

Utility room

7'8 x 5'10 (2.34m x 1.78m)



With base units incorporating sink unit, space and plumbing for automatic washing machine and tumble dryer, wall mounted LPG gas fired boiler and rear entrance door.

Ground Floor Double Bedroom 1

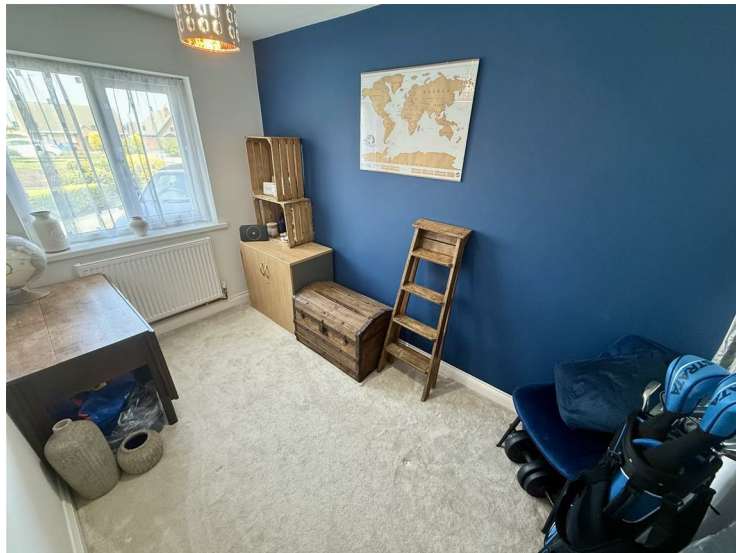
16'11 x 7'9 (5.16m x 2.36m)



With front window and radiator.

Bedroom 4

11 x 6'9 (3.35m x 2.06m)



With front window and radiator.

Stairs to first floor

Landing



With Velux roof window and access to airing cupboard with radiator.

Double Bedroom 2

19'10 x 14'5 (6.05m x 4.39m)



With 2 Velux roof windows and radiator.

Bathroom



With panelled bath having shower attachment, separate shower cubicle with power shower unit, wash handbasin, toilet, Velux roof window and heated towel rail.

Double Bedroom 3

15' x 14'6 (4.57m x 4.42m)



With Velux roof window and radiator.

Externally



The property is located on this spacious corner plot with front driveway having parking for 2 vehicles, and an extensive rear grassed area with garden workshop and patio area. The whole enjoying a pleasant outlook and with attractive views overlooking the countryside.

Garden area



Garden workshop



Services

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

Council Tax - D

We are informed that the amount payable per annum is £2296

Directions

From Aberaeron take the A487 south, continue to the village of Ffosyffin, and just after the Morrisons Daily convenience store turn right. Continue down this lane for approximately 1/2 a mile, taking a left hand turning for Haulfan. On entering the estate, follow the road initially round to the left and then to the right and no.12 can be found in the corner.



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		
(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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