

35 Clos Y Fferm, Aberporth, SA43 2BH

£250,000

A Three Bedroom House which has been well maintained and modernised by the current owners with accommodation comprising: Entrance Hall, W.C. Living Room, Dining Room, Kitchen, Master Bedroom with Ensuite, Two Further Bedrooms and a Family Bathroom. Gardens to the front, side and rear with Parking.

Upvc double glazed door to:-

### Hall



Stairs rising off, radiator, wooden floor, doors to:-

### WC



Low flush WC, hand wash basin, heated towel rail, tiled floor, Upvc double glazed frosted window.

### Living Room



Upvc double glazed window to the front, log burner, radiator, arch leading to:-

### Dining Area



Upvc double glazed french doors to patio area, radiator, door to:-

### Kitchen



Having a range of base units with worktop surfaces, tiled splash backs, 5 hob gas cooker, void and plumbing for washing machine, space for fridge freezer, door to Hall.

### Landing

Doors to:-

### Bedroom One



Upvc double glazed window to the rear, radiator, door to:-

### Ensuite Shower Room



Fully tiled walls and floor, large shower enclosure, heated towel rail, hand wash basin, low flush WC.

### Bedroom Two



Upvc double glazed window to the front, radiator.

### Bedroom Three



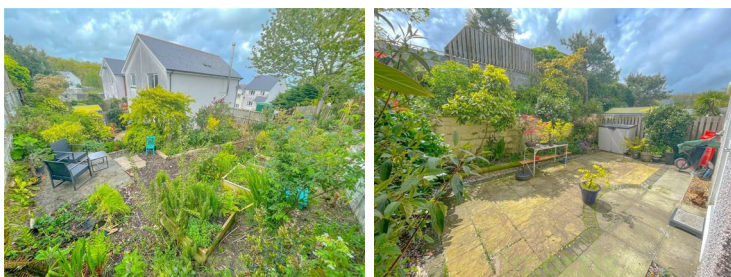
Upvc double glazed window, radiator.

### Bathroom



Panel bath with mixer tap, shower over and shower screen, low flush WC, hand wash basin, heated towel rail, tiled floor, wall cupboard, Upvc double glazed frosted window.

### Externally



Tarmac driveway to the front which extends to the side of the property providing an ideal area for a caravan or boat storage. To the rear of the property there is a patio area with walled garden, a raised garden provides a further seating area with mature shrubs and bushes.

### Services, etc.

Services - Mains water, electricity and drainage. Oil central heating.

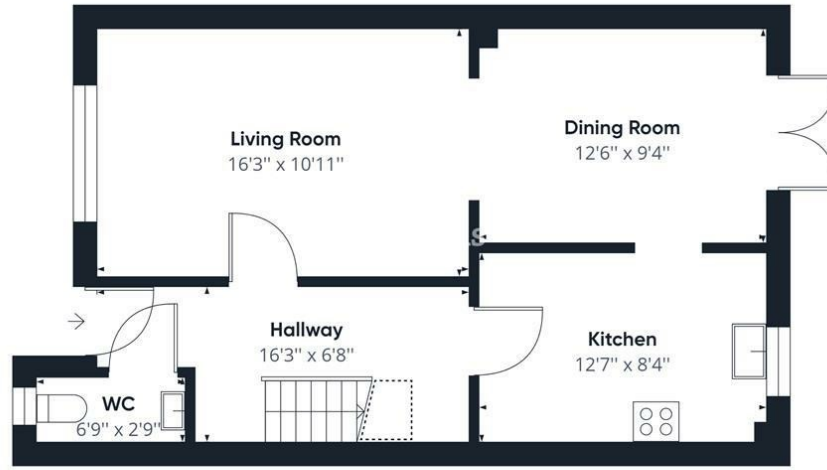
Local Authority - Ceredigion County Council

Property Classification - Band C

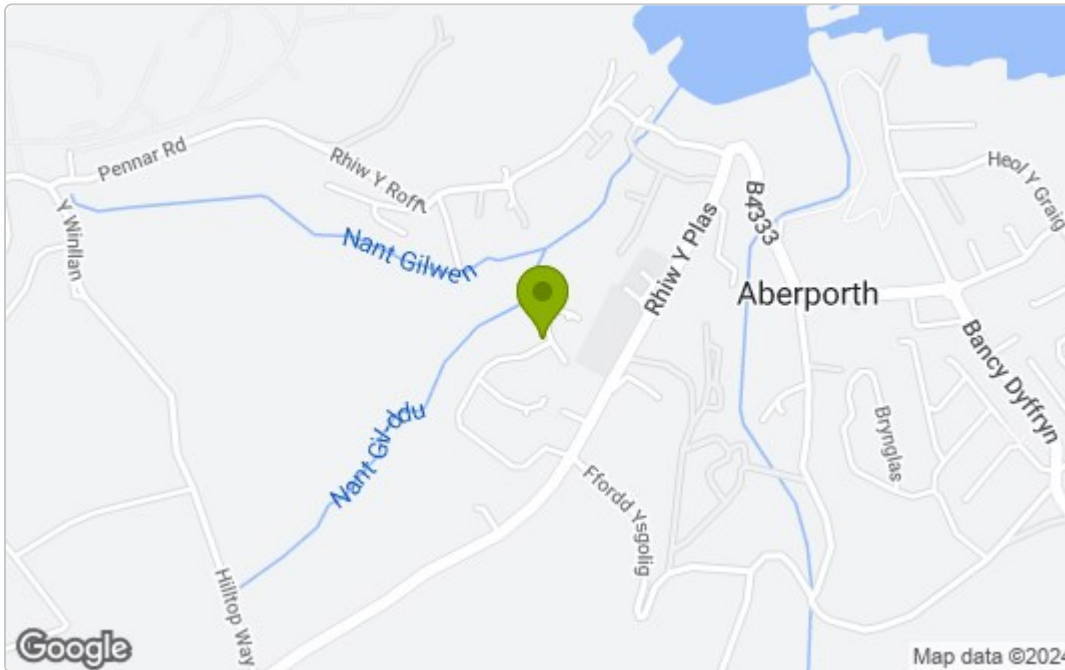
Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///songbird.toned.bath

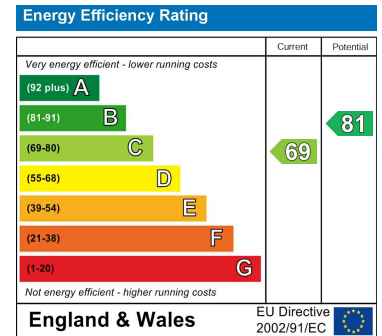
# Floor Plan



## Area Map



## Energy Efficiency Graph



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