

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
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35 Clos Y Fferm, Aberporth, Cardigan, Ceredigion, SA43 2BH
Offers In The Region Of £249,950

An attractive coastal property comprising an end terrace modern 3 bedroom, 2 bathroom well presented house, on a corner plot with ample off road parking and mature raised gardens. The property enjoys distance sea views, on the outskirts of the popular coastal village of Aberporth renowned for its sandy beach, also convenient to Tresaith, Mwnt and the larger town of Cardigan.

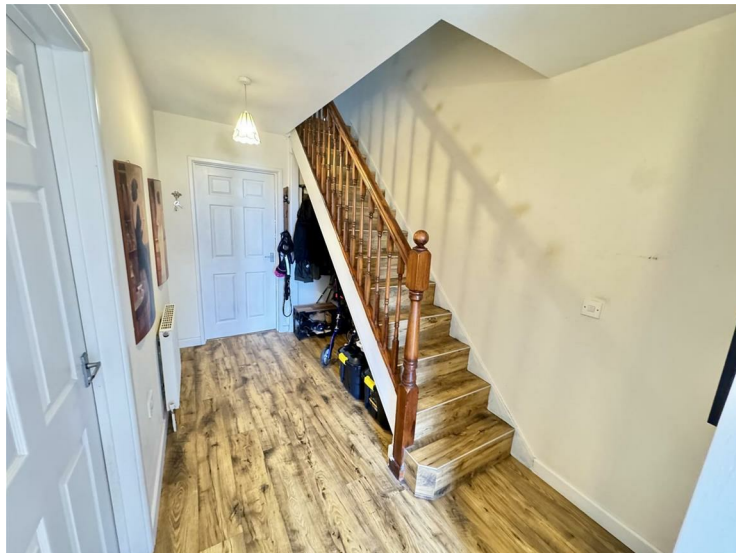
DESCRIPTION



An attractive property offering well presented accommodation with the benefit of oil fired central heating via an external boiler, uPVC double glazing and also having a wood burner being the heart of this lovely home. The property provides well presented accommodation that has to be inspected internally to be fully appreciated, with modern kitchen and bathroom fitments and is located in a tucked away corner plot enjoying distance sea views.

The property affords more particularly the following -

FRONT ENTRANCE DOOR to HALLWAY



Under stairs storage area, door to -

CLOAKROOM



Having toilet, wash hand basin, heated towel rail

LIVING ROOM

16'4" x 11' (4.98m x 3.35m)



Front window, wood burning stove on a slate tiled hearth with oak mantle over, radiator

OPEN PLAN ARRANGEMENT TO DINING ROOM

12'8" x 9'5" (3.86m x 2.87m)



With rear French doors to patio, radiator

KITCHEN

12'8" x 8'5" (3.86m x 2.57m)



Being a modern arrangement with bespoke kitchen units with granite worktops and ceramic sink unit, dual fuel Range (optional) with cooker hood over, radiator, plumbing and space for automatic wasing machine

FIRST FLOOR - LARGE GALLEIRED LANDING



Access to loft, access to airing cupboard and radiator

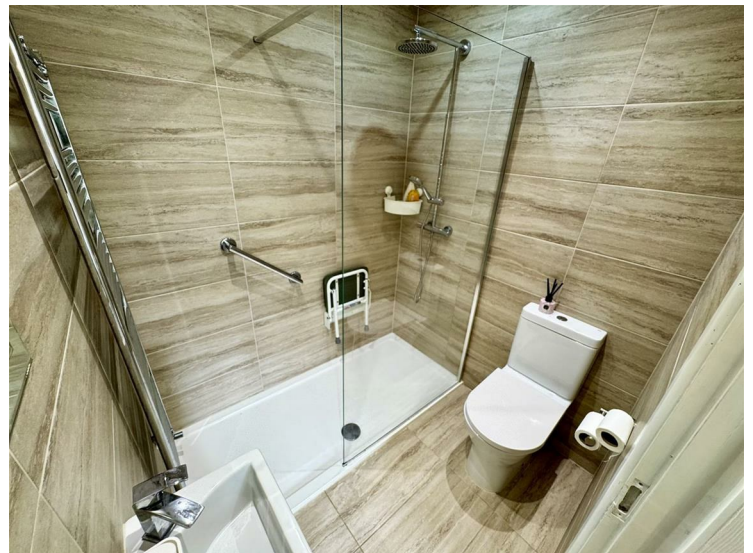
REAR MASTER BEDROOM

11'6" x 10'10" (3.51m x 3.30m)



Rear window

MODERN ENSUITE SHOWER ROOM



being fully tiled with double shower cubicle, wash hand basin, toilet extractor fan, heated towel rail

BEDROOM 2

12'4" x 9'6" (3.76m x 2.90m)



Front window, radiator

BEDROOM 3

12'4" x 8'6" max (3.76m x 2.59m max)



Radiator, front window

BATHROOM



Again, attractively fitted with attractive tiled walls and floor, feature bath with shower unit over, vanity unit having wash hand basin, toilet heated towel rail.

EXTERNALLY



The property is located in a tucked away corner being a corner plot having ample parking to front and side, attractive rear enclosed patio garden, further raised garden area with mature plants and trees.

SERVICES

We understand the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating with external boiler, wood burning stove, broadband available.

SEA VIEWS



COUNCIL TAX BAND - C

35 Clos Y Fferm Aberporth



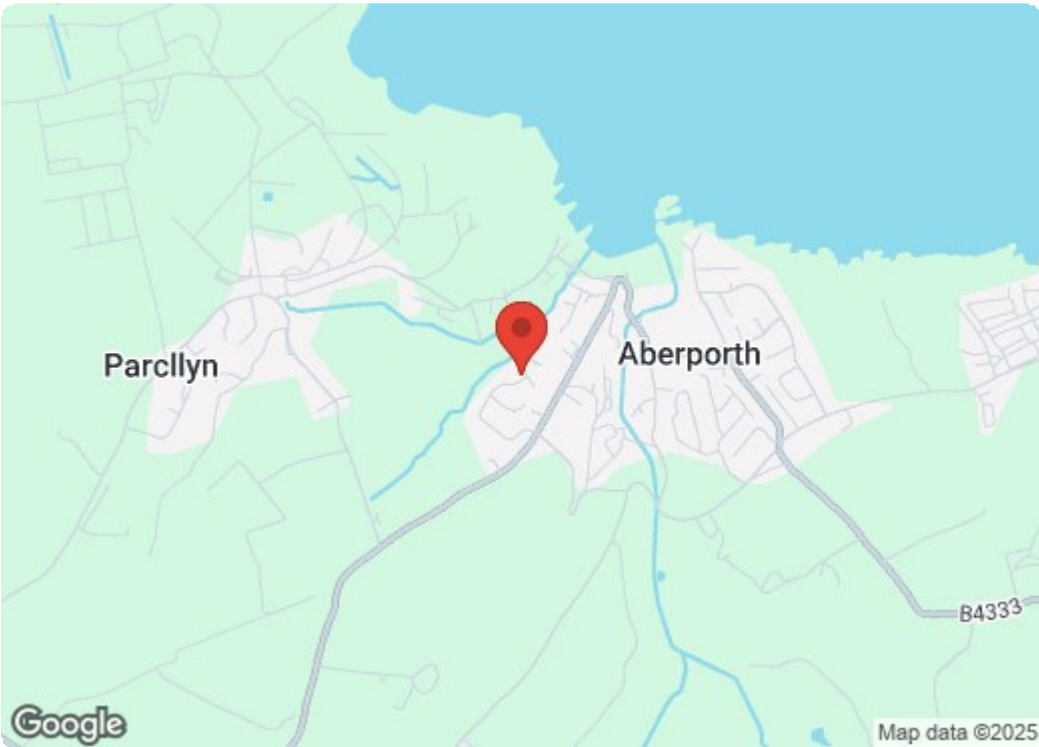
GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY


All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(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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