



GRUG YR AWEL FFOSTRASOL

OFFERS IN THE REGION OF £285,000

**TWO RECEPTION ROOMS – KITCHEN/DINER/SNUG
STUDY – UTILITY ROOM – THREE BEDROOMS
FAMILY BATHROOM – SEPARATE WC
SIZEABLE FRONT & REAR GARDENS
OFF-ROAD PARKING**

BRIEF DESCRIPTION

Grug yr Awel is a traditionally built, three bedroom, property under a slate roof, with a later extension to the side. Access from the pavement is via a walled & gated double entrance leading onto a tarmac driveway to the front and side of the property, with mature hedges surrounding. The property has the benefit of uPVC double glazed windows and weather goods for ease of maintenance. *The early viewing of this wonderful family home is highly recommended.*

LOCATION & AMENITIES

The property is situated within the rural village of Ffostrasol which is on a bus route and offers a shop, public house/restaurant. The market town of Newcastle Emlyn lies some 5 miles away and Llandysul some 6 miles away and both offer primary & secondary schooling, with various amenities. The Cardigan coastline lies approximately 5 miles away, with its sandy beaches and picturesque cliff walks. No directions are given in this portfolio as viewers are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. Therefore, it is advised that the prospective client prior to purchase validates such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via half glazed uPVC enclosed porch. Fully glazed door with side panels into the kitchen/diner/snug.

KITCHEN/ DINER/SNUG

17' 6" x 14' 4" & 13' 8" x 7' 2" (L-Shaped). Window above the sink overlooking the front of the property, two windows in snug overlooking the rear & Velux windows. A pleasant range of wall & base units with centre island. Larder cupboard. Double bowl single drainer stainless steel sink unit with monobloc style tap. Leisure cooker range with large hood & light above. Dishwasher. Fridge/freezer. Vertical radiator. Downlighters. Ceramic tiled floor. Patio doors leading to rear seating area & garden.



HALLWAY

Carpeted stairs accessing the first floor. Double thermostatically controlled radiator. Ceramic tiled floor. Doors leading further into the accommodation.

RECEPTION ROOM 1

13' 5" x 10' 6". Window overlooking the front of the property. Fireplace inset with a wood burning stove. Thermostatically controlled radiator.

UTILITY ROOM

8' 3" x 7' 11". Window to the rear of the property. Plumbing for washing machine. Door leading to the side of the property.

**RECEPTION
ROOM 2**

14' x 12' 5". Window overlooking the front of the property. Fireplace inset with a wood burner sitting on a tiled hearth with timber mantle above. Television point. Thermostatically controlled radiator. Carpeted floor.



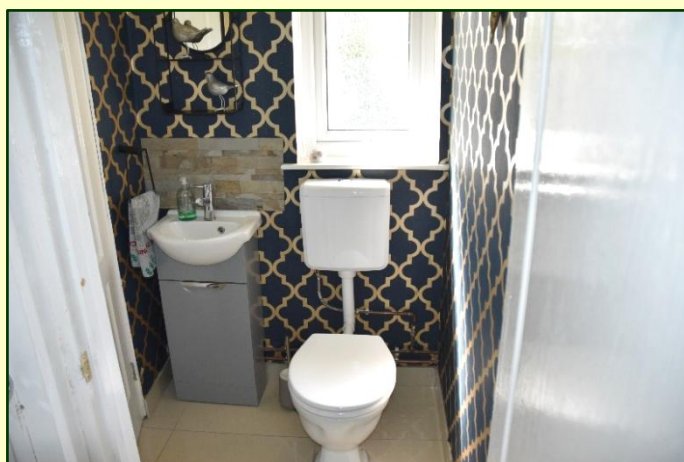
STUDY

8'10" x 7' 3".



**DOWNSTAIRS
WC**

Window overlooking the rear of the property. WC. Wash hand basin. Broom cupboard.



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FIRST FLOOR

Window overlooking the rear of the property giving a flood of natural light. Carpeted staircase in the hallway leads up to the landing. Doors accessing the bedrooms and bathroom.



FAMILY BATHROOM

8' 9" x 6' 11" max (incl. shower). Window overlooking the rear of the property. Bath with mixer tap. Fully tiled shower cubicle with deluge shower. Combination vanity unit incorporating wash hand basin & WC. Illuminated mirror above the wash hand basin. Heated towel rail. Fully tiled walls.



BEDROOM 1

12' 5" x 10' 11" (excl. doorway). Window overlooking the front of the property. Thermostatically controlled radiator. Airing cupboard with shelves housing the lagged tank & immersion heater. Carpeted floor.



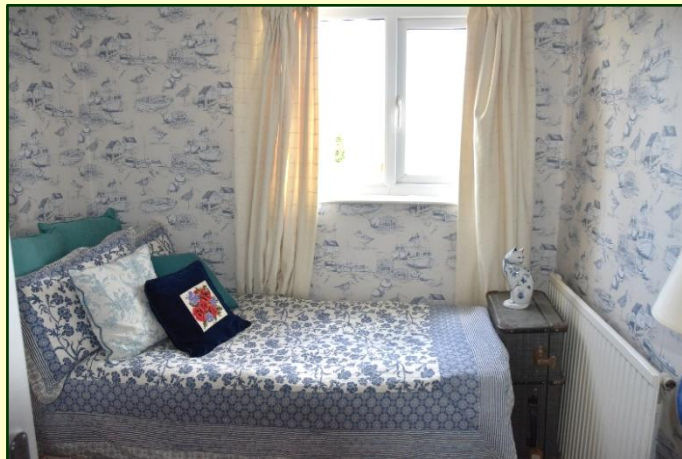
BEDROOM 2

13' 6" x 12' 8" (excl. doorway). Window overlooking the front of the property. Trap door to the loft area. Thermostatically controlled radiator. Carpeted floor.



BEDROOM 3

8' 11" x 8'. Window overlooking the side of the property. Built in cupboard with shelves. Thermostatically controlled radiator. Carpeted floor.



EXTERIOR

Directly to the front of the property there is a sizeable lawned area with a mature hedged border. A path continues from the driveway leading to gated access to the rear garden. The rear garden has a patio, a decked seating area, a vegetable plot, a greenhouse and three storage sheds, one with power & lighting.



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SERVICES

Mains Electricity, Water & Drainage.

VIEWING

By appointment, via sole agents, *Philip Ling Estates*.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Grug yr Awel

