



## **Penybont, Ffosyffin, Aberaeron SA46 0HA**

**Offers in the region of £95,000**

**Charming Mid Terrace Cottage  
1/2 Bedrooms  
Stunning Vaulted Ceiling & Mezzanine.  
Parking & Rear Garden  
Near the Coast**

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**HJ/KH/38841/08/06/19**

## **DESCRIPTION**

A great little property for the buyer looking for for an investment/holiday home or as a step to getting on the property ladder! -Pretty period cottage with good sized garden in the village of Ffosyffin. The terraced property boasts an impressive open plan living room with versatile mezzanine area and separate bedroom. This living area benefits from some stunning character features including an open beam vaulted ceiling and exposed stone chimney breast and fireplace with wood burning stove. The cottage has private parking to the front and a well maintained rear garden with mature trees and seating area enjoying country views. Seller in No Chain position.  
EER -12

## **SITUATION**

The property is situated within walking distance of a bus stop with services along the A487 coast road and the surrounding areas. The picturesque Georgian harbour town of Aberaeron lies just approximately 1.5 miles distant, being set on the beautiful Cardigan Bay coastline, it is a popular venue with locals and tourist alike and provides for a wide range of amenities to include shops, banks, primary and secondary schools, leisure centre, public houses and restaurants. The sandy beaches of the seaside resort of New Quay are a short drive away, popular for dolphin spotting and coastal path walks. The larger university towns of Aberystwyth and Lampeter

are within easy commute.

## **ENTRANCE HALL**

Entered via front entrance door, ceramic tiled flooring, spotlighting, doors to;

## **BEDROOM 1**

14'5 x 6'4 (4.39m x 1.93m)  
Window to front, spotlighting, storage heater.

## **LIVING ROOM**

14'6 x 14'5 (4.42m x 4.39m)  
Window to front, attractive stone built open fireplace and chimney breast with slate hearth housing wood burning stove, part exposed stone feature wall, vaulted ceiling with exposed timber A frame and beams, electric storage heater, fixed ladder access rising to mezzanine, opening to;

## **MEZZANINE**

Velux style window to rear. This versatile area is currently used as an office.

## **KITCHEN**

13'4 x 5'10 (4.06m x 1.78m)  
Windows to rear, fitted kitchen comprising of base and eye level cupboards with worktop surfaces, single drainer sink unit with mixer tap, built in electric oven, ceramic 4 ring electric hob with chimney hood over, spotlighting, convector heater, ceramic tiled flooring, part glass panelled exterior door.

## **SHOWER ROOM**

5'10 x 5'6 (1.78m x 1.68m)  
Modern suite comprising quadrant shower cubicle, low level WC, pedestal wash hand basin, towel rail, Dimplex electric fan heater, spotlighting, ceramic tiled flooring,

## **EXTERNALLY**

Car parking space to front of the property. There is a shared access to side leading past neighbouring

cottage, under arch to the rear, with pathway to rear garden. The lawned garden has mature trees and enjoys pretty country views.

## **SERVICES**

We are advised that mains electricity, water and drainage are connected to the property. Lightweight felt tiles on the rear roof.

## **VIEWING**

By appointment with the selling Agents on 01545 570990 or e-mail [aberaeron@johnfrancis.co.uk](mailto:aberaeron@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisEron or on facebook  
[www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

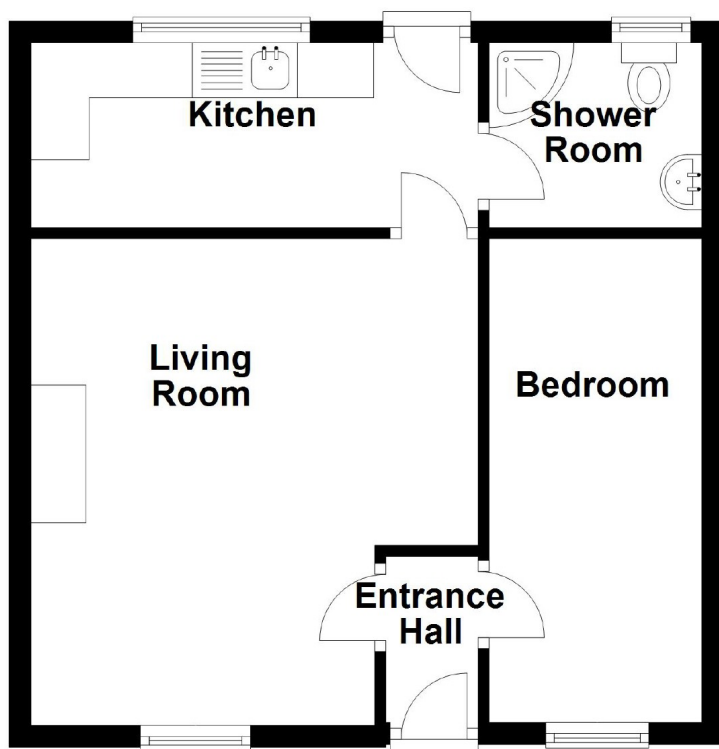
## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

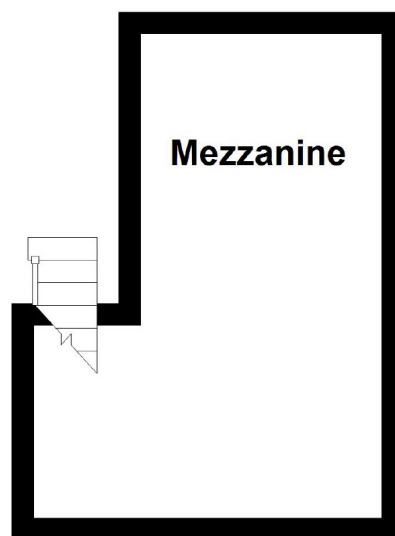
## **DIRECTIONS**

From our Aberaeron Office, proceed in a southerly direction along the A487 into the village of Ffosyffin passing the church on your right. Continue passing the public house on your left and the property will be seen on the left-hand side denoted by our For Sale Board.

## Ground Floor



## First Floor




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| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92-100) <b>A</b>                           |           |   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             | <b>12</b> | <b>25</b>   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive 2002/91/EC  |

**John.  
Francis**