



**GENAU'R GLYN
FFOSTRASOL
LLANDYSUL
SA44 4TF**



- **DETACHED FAMILY HOME BUILT CIRCA 2003 WITH OIL-FIRED CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT.**
- **OFFERS FOUR DOUBLE BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, AND FOUR RECEPTION ROOMS INCLUDING A REAR CONSERVATORY.**
- **FEATURES AN INTEGRAL GARAGE, MANAGEABLE GARDEN, AND AMPLE BRICK-PAVED DRIVEWAY.**
- **LOCATED IN THE VILLAGE OF FFOSTRASOL, A FRIENDLY COMMUNITY WITH LOCAL AMENITIES.**
- **CONVENIENTLY SITUATED: APPROX. 11 MILES TO ABERAERON, 6 MILES TO NEWCASTLE EMLYN, 14½ MILES TO CARDIGAN, AND 20 MILES TO CARMARTHEN.**

OFFERS INVITED IN THE REGION OF £330,000

DESCRIPTION

This detached family home, built around 2003, offers comfortable and spacious accommodation ideal for modern family living. Benefitting from oil-fired central heating and double-glazed windows and doors throughout, the property features four generously sized double bedrooms, including one with an en-suite, as well as a family bathroom.

The ground floor offers excellent living space with four reception rooms, including a bright conservatory overlooking the rear garden. An integral garage adds further practicality, while the brick-paved driveway provides ample off-road parking. The manageable garden to the rear of the property complements its attractive village setting.

The home is located in the village of Ffostrasol, a well-regarded community in Ceredigion, West Wales. Ffostrasol is known for its friendly atmosphere and local amenities, including a village hall, village shop and traditional pub. The village is well-positioned for access to nearby towns.

Aberaeron, a charming Georgian harbour town on the Ceredigion coast, is approximately 11 miles to the northwest. Known for its colourful houses and vibrant community, Aberaeron offers a variety of independent shops, cafes, and restaurants, as well as excellent seaside walks.

Newcastle Emlyn, located around 6 miles to the south, is a picturesque market town on the River Teifi. It features a range of local shops, a castle ruin, and a strong sense of local heritage.

Cardigan lies about 14½ miles to the southwest, offering a wider selection of services, supermarkets, and cultural attractions, including the historic Cardigan Castle and a thriving arts scene.

Carmarthen, one of the oldest market towns in Wales and a major centre for the region, is situated approximately 20 miles to the southeast. It provides a full range of amenities including large supermarkets, high street stores and a general hospital, making it a key hub for residents across West Wales. Several Primary and Secondary Schools are within easy travelling distance of the property.

This well-located property in Ffostrasol presents an excellent opportunity for those seeking an accessible and popular village location with convenient access to coastal towns and essential services.

Accommodation (of approximate dimensions)

Double glazed Part Glass Panelled Main Entrance Door with double glazed side panel into:

HALLWAY	Timber effect flooring, stairs to first floor accommodation, understairs storage area, double radiator. Glass panelled door to the Kitchen and glass panelled door to:
LOUNGE	18'9 x 11'9 Double glazed Bay window to front, double radiator, coved ceiling, ornamental fireplace and glass panelled door to:
DINING ROOM	14'9 x 11'10 Double radiator, coved ceiling, glass panelled door to Kitchen and double-glazed French doors into:
CONSERVATORY	12'6 x 11' Double-glazed windows to rear and side, double radiator, and double-glazed rear entrance door.
KITCHEN	14'7 max x 15'11/ 11'10 Tiled floor, base and wall units, Induction Hob with filter hood over and Electric Oven, integrated Microwave, Fridge and Freezer, 1½ bowl and single drainer sink unit with mixer taps over, double-glazed window to rear and double radiator. Door to Utility Room and door to:

SITTING ROOM	10' x 9'5 Timber effect flooring, coved ceiling, radiator and double-glazed window to front.
UTILITY ROOM	10'9 x 6'3 Tiled floor, base and wall units, single bowl and drainer sink unit with mixer taps over, double glazed window to rear, radiator, plumbing for washing machine, tiled splashbacks, shelved linen cupboard with radiator, entrance to loft area above, double glazed side entrance door, door to Integral Garage and door to:
CLOAKROOM	4'2 x 2'11 Double-glazed window to side, tiled floor, vanity wash hand basin, WC, tiled walls, chrome effect ladder style towel radiator.
INTEGRAL GARAGE	18'1/16'1 x 9'9 'Worcester' Oil-fired central heating boiler and double-glazed window to side.

FIRST FLOOR ACCOMMODATION

GALLARIED LANDING	Feature double-glazed window to front, entrance to loft area above, integrated lighting, coved ceiling, two shelved linen cupboards and doors off to:
BEDROOM ONE	12'3 x 11'9 Double-glazed window to front, radiator, fitted bedroom furniture to include overbed cupboards, wardrobes, dressing table, chest of drawers and bedside cabinets and door to:
EN SUITE	Vanity wash hand basin, tiled shower cubicle, low level flush WC, radiator, double glazed window to side and coved ceiling.
BEDROOM TWO	11'10 x 9'11/8'7 Laminate flooring, built in wardrobe, double-glazed window to rear.
BEDROOM THREE	11'11 x 9'6 Laminate flooring, built in wardrobe, double-glazed window to rear.
BEDROOM FOUR	14'/12'6 x 9'6 Double-glazed window to front, radiator, built in wardrobe.
SHOWER ROOM	8'6 x 7'7 Pedestal wash hand basin, low level flush WC, double glazed window to rear, double radiator, large, glazed shower cubicle with mains operated shower, extractor fan, coved ceiling, tiling to two walls, shelved linen storage area.
EXTERNALLY	The property is approached via a pillared vehicular access onto a brick paved car parking area, providing parking for several vehicles. Paved pathways lead along both sides of the property to a terraced and mainly lawned rear garden.
GARDEN SHED	13'5 x 11'4
TENURE	We are advised that the property is Freehold.
ESTATE AGENTS ACT	Please note that the Sellers of this property are related to a member of Hiwse' Staff.
SERVICES	We are advised that Mains Electricity, Water and Drainage is connected to the property. Oil-Fired central heating system.

COUNCIL TAX

We are advised that the Council Tax Band is 'F'

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words:

///sneezed.fortnight.minds

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

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.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Genaur Glyn Ffostrasol LLANDYSUL SA44 4TF	Energy rating D
Valid until 15 March 2032	Certificate number 7420-9925-0076-1004-0213

FLOORPLAN



PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE























