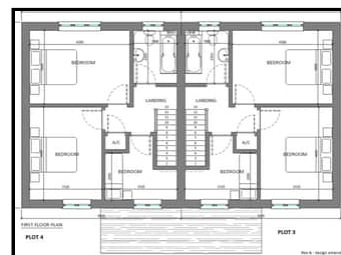


Brand new 3 Bedroom House. Ystrad Aeron/Felinfach. West Wales



Plot 5 Clos Megan, Ystrad Aeron, Felinfach, Lampeter, Ceredigion. SA48 7PG.

£267,000

R/5121/RD

**** A brand new 3 Bed Home ** Sought after location ** Completion Early 2026 ** Private off-road parking ** Energy efficient with low running costs ** Finished to the highest order ** Level walking distance to village centre and amenities ****

****AN IDEAL FIRST TIME BUYER/FAMILY HOME DWELLING OR INVESTMENT IN A POPULAR RURAL VILLAGE WITH EXCELLENT LOCAL AMENITIES ****

The property is situated within Felinfach which offers renowned local primary school, public house, petrol station and post office, mini supermarket, places of worship, active village hall, excellent public transport connectivity. The village lies equidistance between the university town of Lampeter and the Georgian harbour town of Aberaeron with its popular cafes, bars and restaurants.



LAMPETER
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CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
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General

A high quality build by a respected local developer in a sought after location.

The properties benefit from underfloor heating via an Air Source heater and modern Air Source heating system which will assist in saving energy and providing low running costs for the properties.

The property offers spacious 3 bedroom accommodation with bathroom. The properties benefit from private parking for 2/3 vehicles and large level gardens to the rear.

An excellent opportunity for first time buyers, investors or as a family home.



Entrance Hallway

Via side composite door with tiled flooring, access to :

Ground Floor WC

With single wash-hand basin and vanity unit, WC, tiled flooring and front window.

Living Room

4.05m x 4.1m (13' 3" x 13' 5") A good size family Living Room with large window to front, feature fireplace, multiple sockets, TV point, under-stairs cupboard, door through to:

Open Plan Kitchen & Dining Room

3.2m x 4.75m (10' 6" x 15' 7") High quality light grey base and wall units, Lamona double oven and grill, Indesit induction hobs with extractor over, ceramic sink and drainer with mixer tap, wood effect worktop, rear window overlooking garden, tiled flooring. Rear patio doors to garden, space for 4+ persons dining table, access to :

Utility Room

1.5m x 2.45m (4' 11" x 8' 0") Grey base units, stainless steel sink and drainer with mixer tap, washing machine and tumble dryer connection points and rear door to garden.

FIRST FLOOR

Landing

With access to loft and airing cupboard.

Bathroom

2.3m x 1.9m (7' 7" x 6' 3") White suite with panelled bath and shower over, WC, single wash-hand basin and vanity unit, heated towel rail, wood effect tiled flooring, rear window.

Rear Bedroom 1

4.35m x 3.2m (14' 3" x 10' 6") Double bedroom, ample space for bedroom furniture, multiple sockets, radiator, rear window overlooking garden.

En-suite

With enclosed tiled shower unit, WC, single wash-hand basin and vanity unit, tiled flooring.

Front Bedroom 2

3.125m x 4m (10' 3" x 13' 1") Double bedroom, window to front, ample space for bedroom furniture, multiple sockets, radiator.

Front Bedroom 3

3.125m x 2.05m (10' 3" x 6' 9") Window to front, multiple sockets, radiator.

EXTERNAL

To the front

The property is approached from the adjoining county road into a private parking and turning area with level access to the dwelling and side footpath leading to:



To the rear

Large rear garden area laid to lawn with rear patio off the kitchen and dining area.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

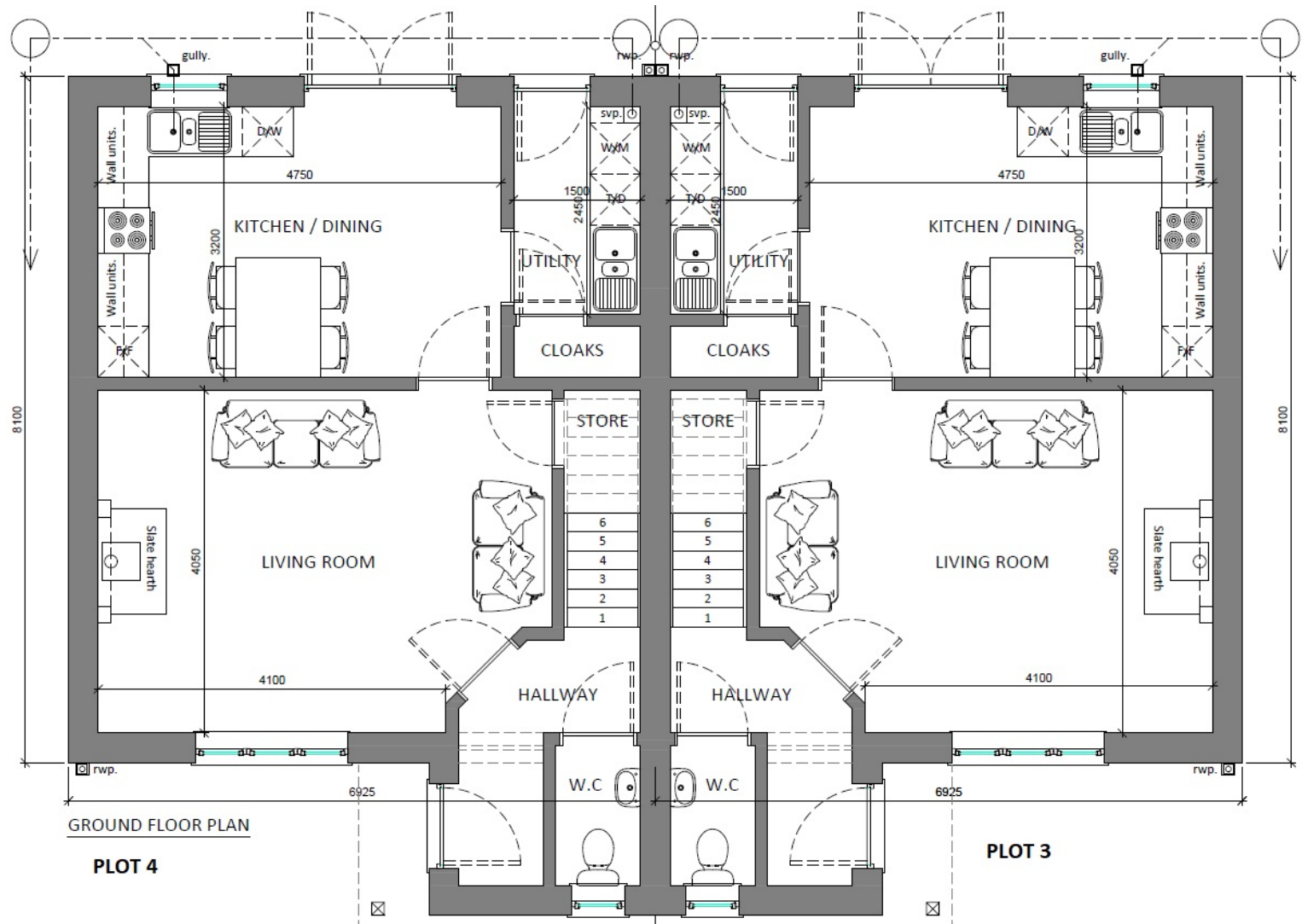
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

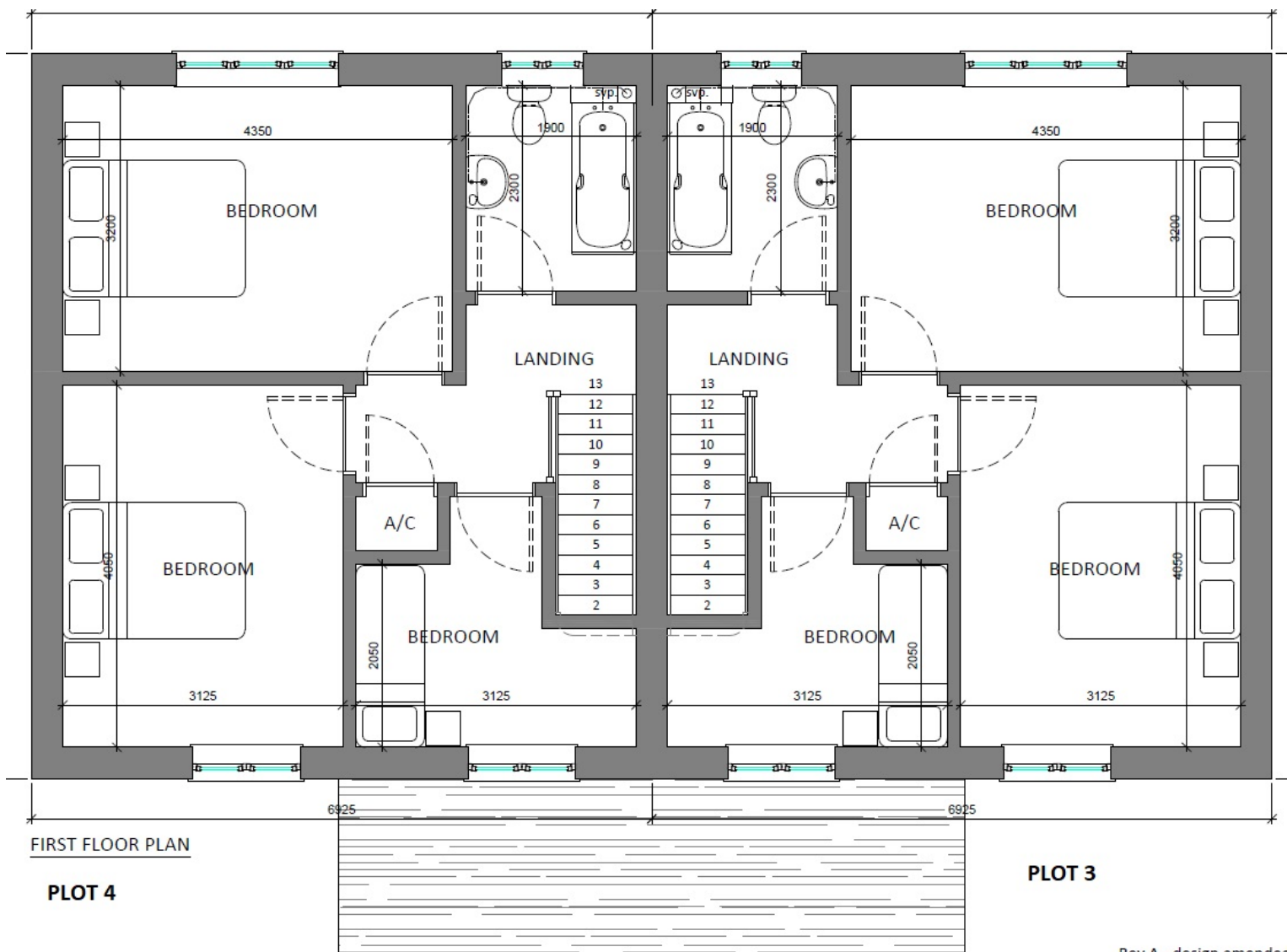
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and

Services

We are advised that the property will benefit from mains electricity, water and drainage. Modern Air Source central heating system. Tenure : Freehold





Rev A - design amended

is on a temporary basis for the demolition and construction. This is provided no roots over 25mm diameter should be prepared

is translocated to form the west side of the site to be seeded with a hedgerow

hop/product/116/wfg8-hedgerows-and-shaded-areas. is identified within the tree if the field, native woody species are habitat.

to avoid pollution from silt, a silt trap

ids and to ensure compliance with the side Act 1981 (as amended), it is works and associated vegetation near February inclusive) of the bird be removed during the bird nesting logical Clerk of Works (ECOW) be abitat prior to works commencing. If and surrounding habitat must remain s left the nest. Provided the above is to nesting birds would be avoided.

k trees take place (TN 1 and 4), it will confirm the Potential Roost Features re confirmed present, it is possible to pes with endoscope and torch to 'for roosting bats. Where these PRFs further survey will be necessary, suitable dusk emergence and dawn aerial inspection can be carried out at

giting on the nine dwellings are fitted at light is only permitted where it is doorways. This can be achieved by ds the floor, meaning there will be no t bollards with caps so light is only implementing these simple rial disruptions to foraging and

h practice ground excavations during red overnight or fitted with a means n materials should be stored in round.

NOTE:
SITE IS LEVEL THEREFORE NO CHANGES BETWEEN EXISTING SITE LEVELS AND PROPOSED SITE LEVELS

PROPOSED DWELLINGS 9 NO DWELLINGS:
7 OPEN MARKET DWELLINGS
2 AFFORDABLE DWELLINGS.

REFER TO DRAWING NO.4 FOR LAYOUT AND ELEVATIONS OF BUNSALOW.

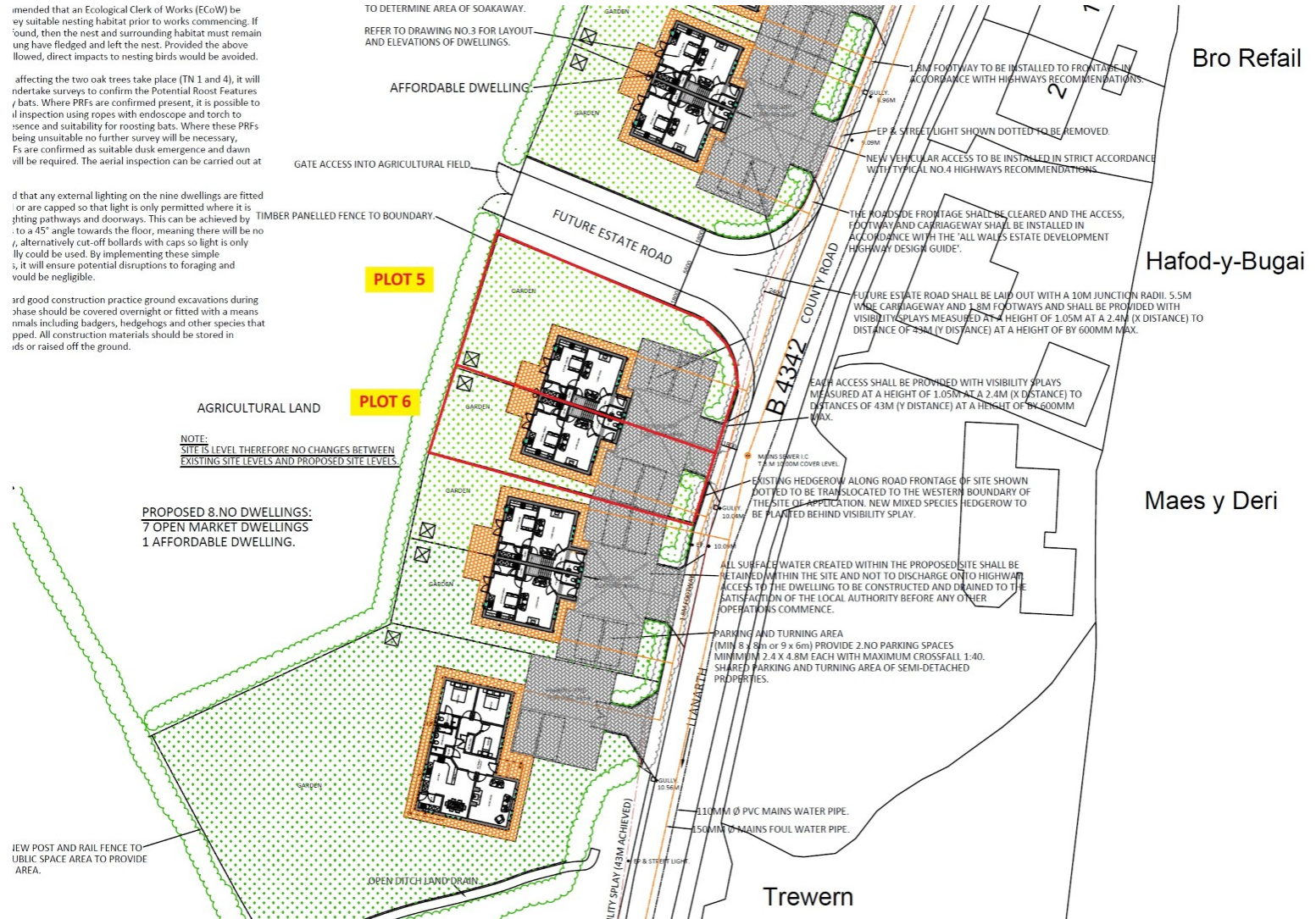


imended that an Ecological Clerk of Works (ECOW) be
ey suitable nesting habitat prior to works commencing. If
'ound, then the nest and surrounding habitat must remain
ung have fledged and left the nest. Provided the above
flowed, direct impacts to nesting birds would be avoided.

affecting the two oak trees take place (TN 1 and 4), it will
ndertake surveys to confirm the Potential Roost Features
/ bats. Where PRFs are confirmed present, it is possible to
il inspection using ropes with endoscope and torch to
sence and suitability for roosting bats. Where these PRFs
being unsuitable no further survey will be necessary.
Fs are confirmed as suitable dusk emergence and dawn
will be required. The aerial inspection can be carried out at

d that any external lighting on the nine dwellings are fitted
or are capped so that light is only permitted where it is
ghting pathways and doorways. This can be achieved by
to a 45° angle towards the floor, meaning there will be no
/, alternatively cut-off bollards with caps so light is only
lly could be used. By implementing these simple
s, it will ensure potential disruptions to foraging and
would be negligible.

3rd good construction practice ground excavations during
phase should be covered overnight or fitted with a means
nimals including badgers, hedgehogs and other species that
pped. All construction materials should be stored in
ids or raised off the ground.



MATERIAL INFORMATION

Parking Types: Off Street. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

At Ystrad Aeron heading north towards Lampeter on the A482 turn right opposite the Vale of Aeron public house and proceed along this road for approximately 300yards and the development site is located on the right hand side as identified by the Agents for Sale board.

For further information or
to arrange a viewing on this
property please contact :

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