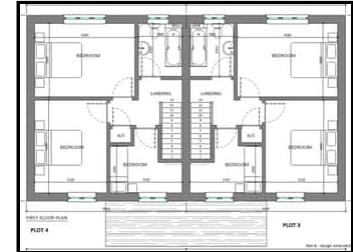
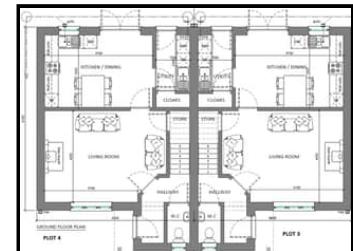


Brand new 3 Bedroom House. Ystrad Aeron/Felinfach. West Wales



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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Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Llammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

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.

To the rear

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

En-suite

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

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.

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.

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

Front Bedroom 3

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

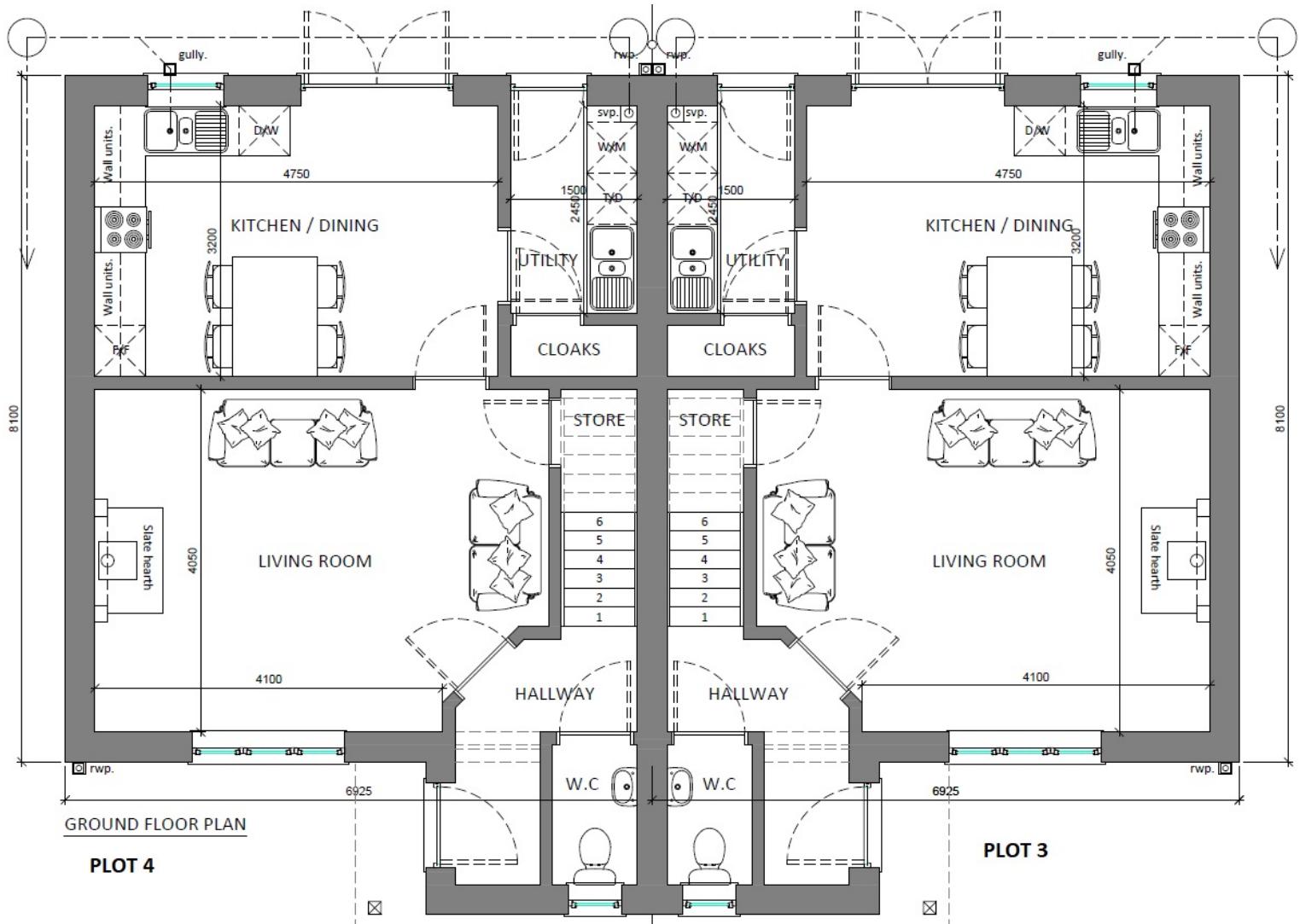
EXTERNAL

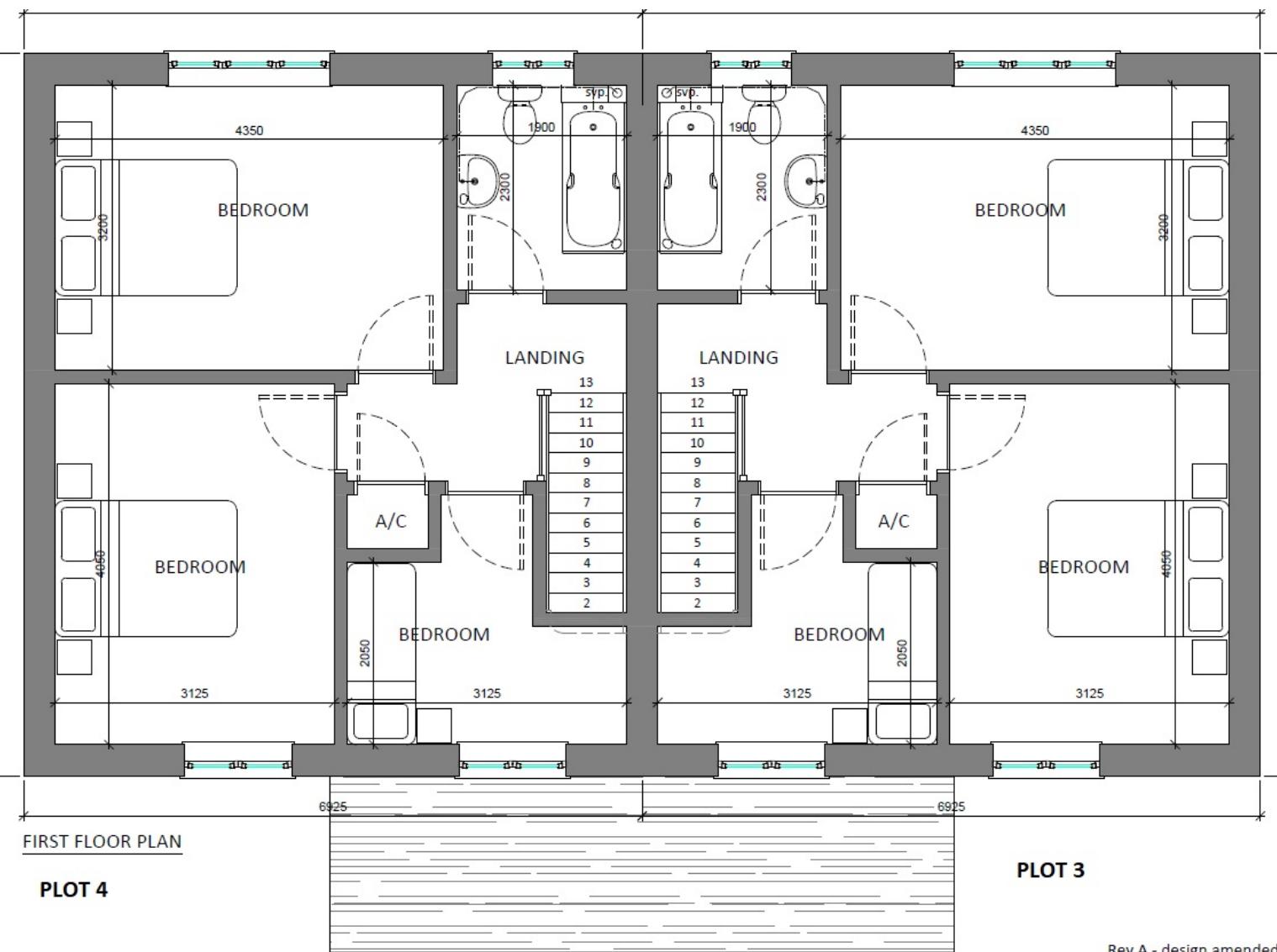
To the front

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:

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

demolition and construction. This tools provided no roots over 25mm and statement should be prepared

is translocated to form the west
is to be seeded with a hedgerow

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

to avoid pollution from silt, a silt trap

Inds and to ensure compliance with the Wildlife Act 1981 (as amended). It is works and associated vegetation number- February inclusive) of the bird to be removed during the bird nesting logical Clerk of Works (EcOW) be habitat prior to works commencing. If and surrounding habitat must remain left the nest. Provided the above

ts to nesting birds would be avoided. If trees take place (TN 1 and 4), it will confirm the Potential Roost Features are confirmed present, it is possible to pass 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

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

In practice ground excavations during the night or fitted with a means of entry, hedgehogs and other species that hibernate should be stored in a ground.

AGRICULTURAL LAND

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

PROPOSED DWELLINGS 9.NO DWELLINGS

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



recommended that an Ecological Clerk of Works (ECoW) be employed to survey the site for nesting birds prior to works commencing. If a nest is found, then the nest and surrounding habitat must remain undisturbed until the nest has fledged and left the nest. Provided the above is followed, direct impacts to nesting birds would be avoided.

affecting the two oak trees take place (TN1 and 4), it will be necessary to undertake surveys to confirm the Potential Roost Features (PRFs). Where PRFs are confirmed present, it is possible to inspect using ropes with endoscope and torch to assess and suitability for roosting bats. Where these PRFs are confirmed as suitable, no further survey will be necessary.

For PRFs confirmed as unsuitable no further survey will be necessary.

For PRFs confirmed as suitable dusk emergence and dawn surveys will be required. The aerial inspection can be carried out at

any time that external lighting on the nine dwellings are fitted or are capped so that light is only permitted where it is directed towards the floor, meaning there will be no light directed towards the sky. This can be achieved by fitting light fixtures with caps so light is only directed downwards. By implementing these simple measures, it will ensure potential disruptions to foraging and roosting birds will be negligible.

Good construction practice ground excavations during site clearance should be covered overnight or fitted with a means of protection, including badgers, hedgehogs and other species that may be present. All construction materials should be stored in covered areas or raised off the ground.

AGRICULTURAL LAND

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

PROPOSED 8. NO DWELLINGS:
7 OPEN MARKET DWELLINGS
1 AFFORDABLE DWELLING.

IRON POST AND RAIL FENCE TO PUBLIC SPACE AREA TO PROVIDE AREA.

TO DETERMINE AREA OF SOAKAWAY.
REFER TO DRAWING NO.3 FOR LAYOUT AND ELEVATIONS OF DWELLINGS.

AFFORDABLE DWELLING

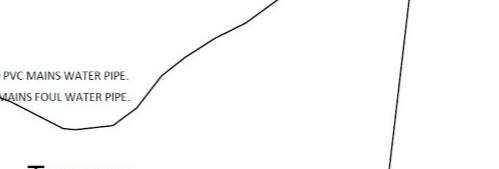
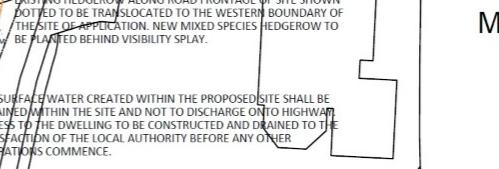
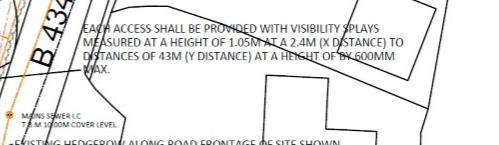
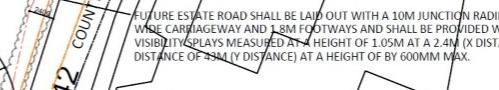
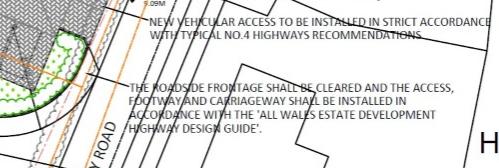
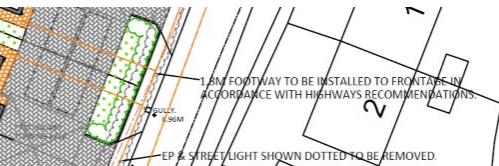
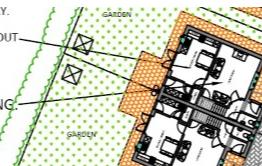
GATE ACCESS INTO AGRICULTURAL FIELD

TIMBER PANELLED FENCE TO BOUNDARY.

PLOT 5

PLOT 6

GARDEN



Bro Refail

Hafod-y-Bugai

Maes y Deri

Trewern

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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4 Market Street
Aberaeron
Ceredigion
SA46 0AS

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