

Regulated by:



We are acting in the sale of the above property and have received an offer of £270,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Ffynnon Wen, Ffynnon Oer, Cribyn, Lampeter, Ceredigion. SA48 7SA.

REF: A/5207/LD

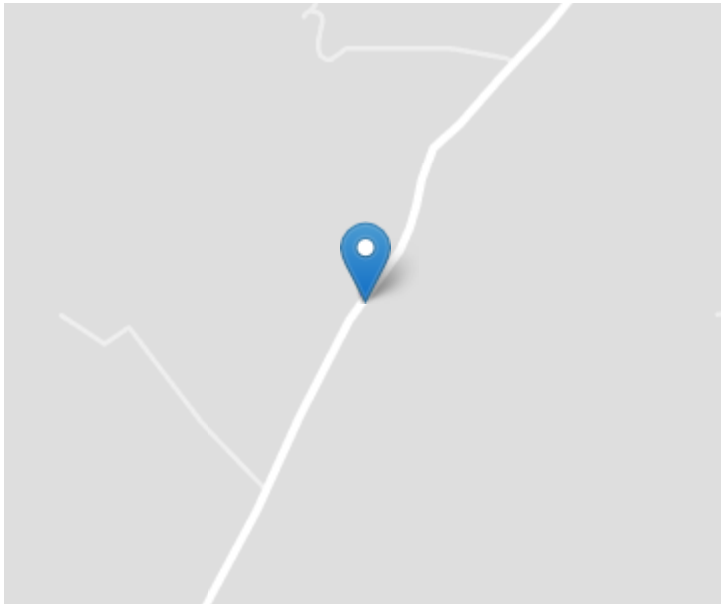
£270,000

We are acting in the sale of the above property and have received an offer of £270,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

*** No onward chain *** An attractive and spacious 3 double bedroomed country bungalow *** Oil fired central heating and UPVC double glazing Set in around 1.5 acres of gardens and paddock *** Convenient location beside the B4337 Temple Bar to Cribyn road

*** Gravelled parking to the front and side with separate access to the paddock *** Short drive to both Lampeter and Aberaeron *** Perfectly suiting a Family home or for those looking for a move to the Country *** Paddock in need of attention but would suit Animal keeping and Equestrian *** Lawned rear garden with mature hedge line and a garden shed

*** Viewings are highly recommended - Contact us today



LOCATION

Semi rural surroundings set back off the B4337 Temple Bar to Cribyn road, less than 3 miles from the Aeron Valley Village Community of Felinfach which offers an excellent range of local amenities including Garage with Shop/Supermarket, Primary School, Public House, Village Hall and Places of Worship, etc., 5 miles from the University Town of Lampeter and some 8 miles from the Cardigan Bay and Georgian and Harbour Town of Aberaeron.

GENERAL DESCRIPTION

Ffynnon Wen would offer potential Purchasers an opportunity to acquire an attractive and detached country bungalow set back off the B4337 road. The property itself is spacious offering 3 double bed roomed accommodation along with 2 bathrooms. It benefits from oil fired central heating, UPVC double glazing and good Broadband speeds available.

The property itself is set within 1.5 acres of lawned rear garden and an adjoining paddock that is in need of attention but does benefit from a separate gated access point.

The property more particularly offers the following:-

RECEPTION HALL

Having access via an UPVC front entrance door with side glazed panels, laminate flooring, radiator, airing cupboard with radiator and shelving.

FRONT BEDROOM 3

10' 1" x 10' 6" (3.07m x 3.20m). With radiator, laminate flooring.



FRONT BEDROOM 2

13' 1" x 13' 7" (3.99m x 4.14m). With radiator.



REAR BEDROOM 1

12' 9" x 12' 0" (3.89m x 3.66m). With radiator, laminate flooring.



EN-SUITE TO BEDROOM 1

A fully tiled suite with a large shower cubicle, low level flush w.c., pedestal wash hand basin, extractor fan.

BATHROOM

9' 6" x 8' 6" (2.90m x 2.59m). With a Jacuzzi bath, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



LIVING ROOM

17' 1" x 22' 8" (5.21m x 6.91m). Being 'L' shaped and enjoying sliding patio doors.



LIVING ROOM (SECOND IMAGE)



KITCHEN

18' 3" x 11' 8" (5.56m x 3.56m). A traditional oak fitted kitchen with a range of wall and floor units with work surfaces over, stainless steel 1 1/2 sink and drainer unit, eye level electric double oven (not tested), 4 ring hob with extractor hood over (not tested), integrated dishwasher (not tested), extractor fan, radiator.



UTILITY ROOM

11' 4" x 4' 9" (3.45m x 1.45m). With rear entrance door to the gravelled parking area, fitted oak cupboards with work surfaces over, plumbing and space for automatic washing machine, Worcester oil fired central heating boiler (not tested).

EXTERNALLY

REAR GARDEN



Directly to the rear of the property lies a lawned garden area with mature tree lined boundary. The garden also benefits from large gravelled patio areas.

LAND/PADDOCK

Adjoining the garden is a 1 acre paddock in need of maintenance and attention but could offer itself nicely as a smallholding or for Equestrian purposes. The paddock enjoys mature hedge line and a section of young copse woodland. A property indeed with a lot to offer. The paddock has a separate gated access point.



LAND/PADDOCK (SECOND IMAGE)



PARKING



Parking for up to four vehicles.

FRONT OF PROPERTY



REAR OF PROPERTY



AGENT'S COMMENTS

A delightful country property with a lot to offer.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band property - 'E'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage (septic tank), oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Directions

Travelling on the main A482 road South East from Aberaeron towards Lampeter, drive through the Village of Felinfach for approximately 1 mile, climbing up the hill until you get to Temple Bar at the uncton by the former Public House. Turn right onto the B4337 road. Keep on this road for three quarters of a mile until you pass a thatched cottage on your left hand side. The bungalow will be located thereafter on your left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@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 Instagram Pages

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 