

Attention first time buyers. 3 bed semi detached property. Convenient village location. Felinfach, near Lampeter, West Wales.



6 Bro Henllys, Felinfach, Lampeter, Ceredigion. SA48 8AD.

£185,000

R/4121/ID

**** Attention first time buyers! ** Spacious 3 bedroom semi detached property ** Popular village location ** Spacious garden with a useful range of outbuildings ** Private parking for 2 cars ** In need of some cosmetic refurbishment ** uPVC double glazing throughout ** Oil fired central heating ** No onward chain ****

Property comprises of entrance hall, front lounge, kitchen/dining room and conservatory. First floor - 3 double bedrooms and bathroom.

The property is located in the village of Felinfach in a convenient location between the coastal harbour town of Aberaeron and the market town of Lampeter. The village boasts a range of facilities and services including - primary school, village shops, petrol station, public house, places of worship, excellent public transport, village hall and playing fields. The village is some 15 minutes drive from Aberaeron and Lampeter.



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Entrance Hall

5' 9" x 14' 0" (1.75m x 4.27m) with half glazed uPVC door, double glazed window to front, stairs to first floor, central heating radiator, under-stair cupboard.



Front Lounge

12' 0" x 14' 0" (3.66m x 4.27m) with double glazed window to front, central heating radiator, chimney breast with tiled hearth, picture rail.



Kitchen/Dining Room

18' 2" x 8' 8" (5.54m x 2.64m) with a range of fitted base and wall cupboard units with Formica working surfaces above. Stainless steel single drainer sink, electric oven and hob, oil fired Eurostar boiler, plumbing for automatic washing machine, red tiled flooring, half glazed uPVC external door, central heating radiator, glazed patio door into -





Conservatory

10' 0" x 8' 7" (3.05m x 2.62m) with dwarf walls and uPVC units, patio doors to side looking out onto the garden with distant views over open countryside.



FIRST FLOOR

Landing

6' 3" x 6' 0" (1.91m x 1.83m) with access to loft.



Bathroom

6' 0" x 5' 7" (1.83m x 1.70m) a 3 piece suite comprising of panelled bath with hot and cold taps above, Heatstore electric shower above, pedestal wash-hand basin, low level flush WC, frosted window to rear, half tiled walls, central heating radiator.



Double Bedroom 1

8' 8" x 11' 8" (2.64m x 3.56m) with double glazed window to rear with views over the distant countryside, door into cupboard housing a hot water tank.



Front Bedroom 2

9' 8" x 14' 0" (2.95m x 4.27m) with double glazed window to front, central heating radiator.



Front Bedroom 3

10' 4" x 8' 3" (3.15m x 2.51m) with double glazed window to front, storage cupboard.



EXTERNALLY

To the front -

A spacious lawn area with a pathway leading down, all laid to slabs leading to the front door and side.



To the rear -

Is a low maintenance garden mostly laid to slabs with a small lawned area to rear, steps leading down to a gravelled parking area with private parking for 2 cars.





Outside Store Shed/s

6' 8" x 9' 8" (2.03m x 2.95m) with power connected and 2 further storage sheds.

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.

Services

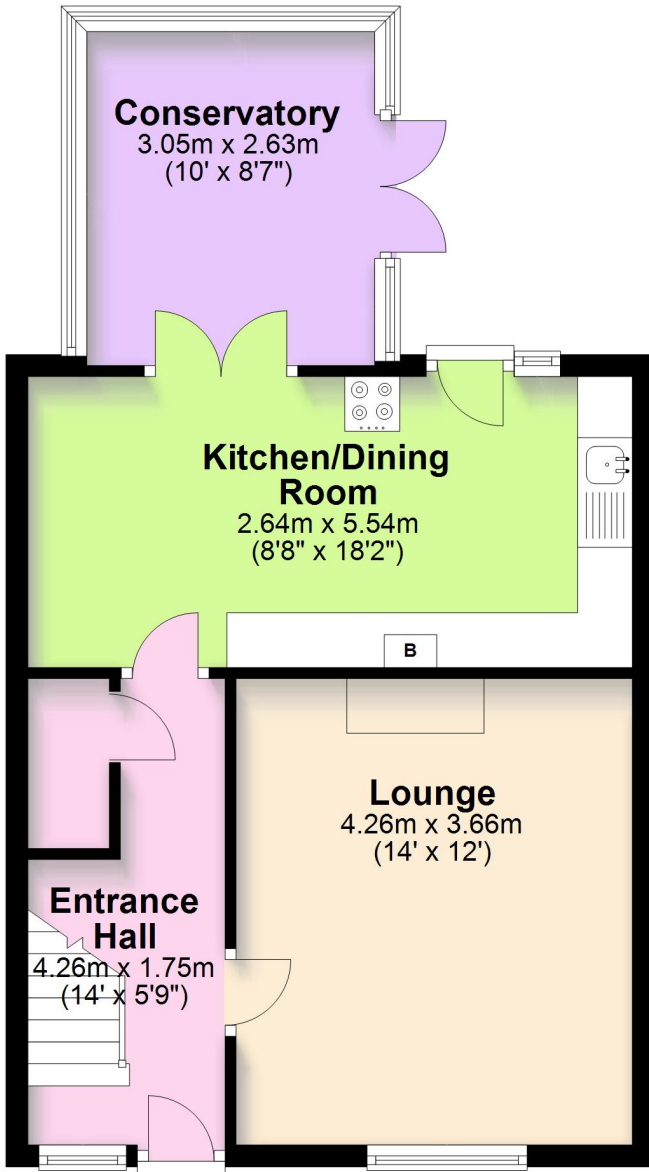
The property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure : Freehold

Council Tax Band : C

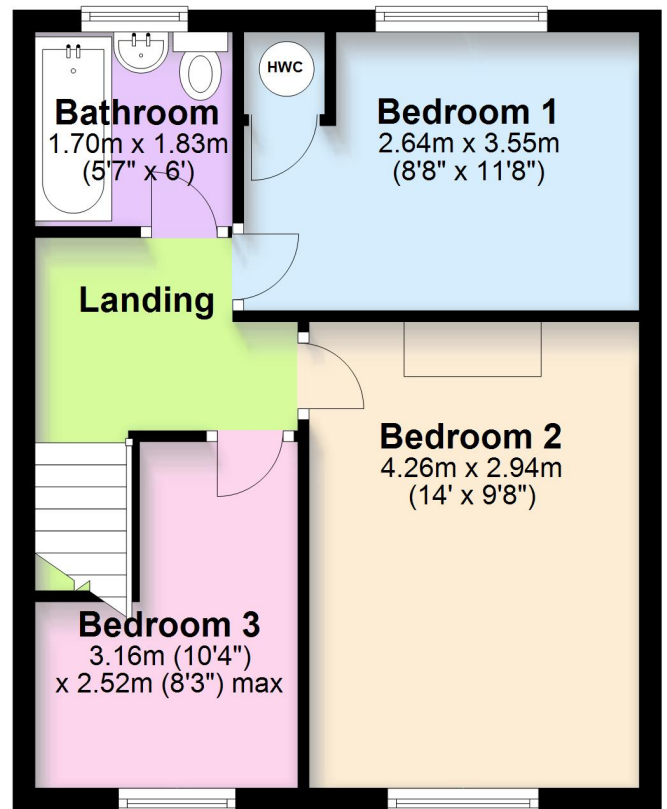
Ground Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.


Plan produced using PlanUp.

6 Bro Henllys , Felinfach, LAMPETER

Directions

From Lampeter take the A482 towards Aberaeron and proceed into the villages of Creuddyn Bridge and Temple Bar until you reach Felinfach. As you approach the village, take the first left hand exit opposite the school into Bro Henllys. Continue straight ahead and after 100 yards, the property is located on the right hand side as identified by the Agents 'For Sale' board.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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