

Regulated by:



Since 1989

ATTENTION 1ST TIME BUYERS!! 3 double bedroom affordable home. Felinfach, near Aberaeron/Lampeter. West Wales.



2 Clos Megan, Felinfach, Lampeter, Ceredigion. SA48 7FB.

R/4043/RD

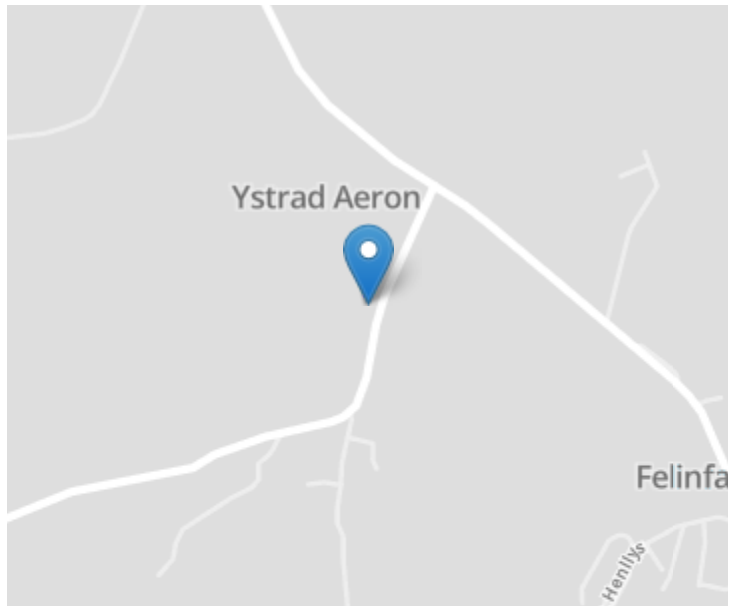
£182,000

**** Attention 1st time buyers ** Designated affordable home ** 3 double bedrooms ** Tastefully decorated ** High quality fixtures and fittings throughout ** Highly efficient with low running costs ** Completed within the last 18 months ** Walking distance to village amenities ** Private parking ** Large rear garden ****

**** A GREAT 1ST TIME BUYER OPPORTUNITY NOT TO BE MISSED WITHIN THIS SOUGHT AFTER AREA****

The property is situated within Felinfach which offers local primary school (soon to be new community school), public house, petrol station and post office, mini supermarket, places of worship, active village hall and excellent public transport connectivity.

The village lies equidistant between the university town of Lampeter and the Georgian harbour town of Aberaeron with its popular cafes, bars and restaurants.



GENERAL

This designated affordable home was completed by a respected local developer.

The property is finished to the highest order benefitting from under-floor heating via an efficient air source heating system which assists in energy saving providing low running costs for the property.

The property offers a good quality and standard of living accommodation with no expense spared on fixtures and fittings. To the 1st floor the property is unusual in that it offers 3 double bedroom accommodation, rare for affordable homes.

To the front the property benefits from parking for up to 3 vehicles with a large level garden to the rear.

Qualification for the purchase of this property is subject to Ceredigion County Council affordable housing guidelines and a copy of the link to the affordable housing requirements are attached: <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

Entrance Hallway

8' 1" x 9' 5" (2.46m x 2.87m) accessed via a glass panel composite door with tiled flooring.



WC

3' 5" x 5' 3" (1.04m x 1.60m) with WC, single wash hand basin and vanity unit, window to front.



Lounge

17' 8" x 13' 1" (5.38m x 3.99m) a large family living room with window to front, wood effect flooring, multiple sockets, understairs cupboard with manifold under floor-heating.



Kitchen

15' 8" x 10' 5" (4.78m x 3.17m) with modern light grey units with wood effect worktops, single wash hand sink and drainer with mixer tap, electric oven and grill, electric hobs with extractor over, dishwasher, tiled flooring, rear window, patio door to garden, space for dining table, multiple sockets.





FIRST FLOOR

Landing

With Velux roof light over, side airing cupboard.



Bathroom

7' 7" x 7' 6" (2.31m x 2.29m) with tiled panelled bath with shower over, WC, single wash hand basin and vanity unit, heated towel rail, rear window, tiled flooring.



Utility Room

5' 1" x 10' 6" (1.55m x 3.20m) with grey base units with wood effect worktop, washing machine connection point, glass door to garden, tiled flooring.

Rear Bedroom 1

10' 9" x 11' 7" (3.28m x 3.53m) double bedroom, window to rear garden enjoying views over the adjoining fields, radiator, multiple sockets, TV point.



front, multiple sockets, radiator



Front Bedroom 3

8' 7" x 11' 7" (2.62m x 3.53m) double bedroom, window to front, multiple sockets, radiator.



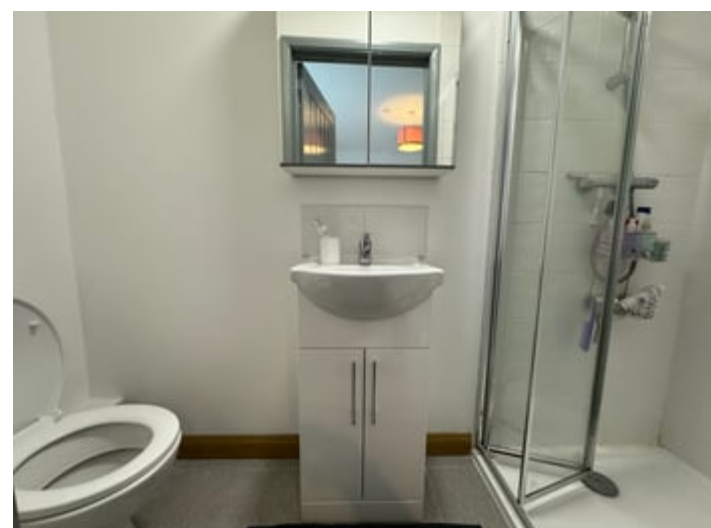
En-Suite



EXTERNALLY

TO FRONT

To the front the property is approached via the adjoining county road into a gravelled forecourt with space for 3 vehicles to park with shared turning circle with number 1 Clos Megan. Footpaths connecting through to rear garden



2' 8" x 8' 3" (0.81m x 2.51m) with enclosed shower, WC, single wash hand basin, vanity unit.

Front Bedroom 2

12' 3" x 9' 1" (3.73m x 2.77m) double bedroom, window to



TO REAR

with extended patio leading to a large garden predominantly laid to lawn with views over the adjoining fields and bound by a 6ft panel fencing.



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

We are advised that the property benefits from Mains water, electricity and drainage. Air source central heating, under floor heating throughout the ground floor.

Council Tax Band - D

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 300 yards and the development site is located on the right hand side as identified by the Agents For Sale Board.

