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RICS



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A character 3/4 bedroomed semi detached cottage with enclosed garden. Near Lampeter, West Wales

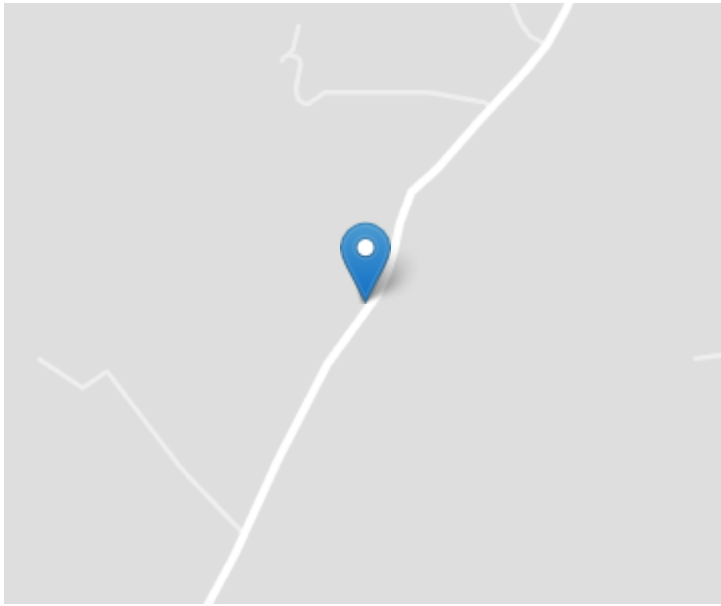


Maesffynnon, Ffynnon Oer, Temple Bar, Lampeter, Ceredigion. SA48 7SA.

Ref: R/3413/LD

£199,950

- *** No onward chain
- *** Character and spacious living accommodation
- *** Delightfully appealing 3/4 bedroomed property
- *** Semi detached cottage
- *** Rural location
- *** Perfectly suiting a Family home
- *** Character cottage
- *** UPVC double glazing
- *** Enclosed rear garden area
- *** Raised beds
- *** Paved area
- *** Private Parking
- *** Convenient location - A short drive to both Lampeter and Aberaeron
- *** A pleasant well positioned cottage with great potential
- *** Contact us today to view



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

Maesffynon is a traditional cottage offering 3/4 bed roomed accommodation with a modern fitted family bathroom, spacious living accommodation.

Externally the property has a large enclosed garden area with raised beds and off street parking.

HALLWAY

UPVC entrance door. Staircase leading to first floor accommodation

LIVING ROOM

14' 4" x 11' 2" (4.37m x 3.40m). Under stairs storage cupboard, shelving and electric fan.



KITCHEN

13' 3" x 6' 8" (4.04m x 2.03m). Fitted base and eye level cupboards, worktop over, 1 1/2 bowl stainless steel sink with mixer tap, 'Hotpoint' Electric oven and electric hob with extractor fan over, Integrated fridge freezer, plumbing in place for washing machine.



CLOAK ROOM

Low level W.C

HALLWAY

Access to loft space. UPVC rear entrance door leading to garden area.

BEDROOM 1

7' 3" x 7' 0" (2.21m x 2.13m).

**BEDROOM 2**

8' 4" x 8' 0" (2.54m x 2.44m).

**BEDROOM 3**

12' 5" x 8' 3" (3.78m x 2.51m).

**FIRST FLOOR****BATHROOM**

Fully tiled bathroom with paneled bath with mixer tap and shower, pedestal wash hand basin, low level W.C, tiled flooring and airing cupboard housing copper cylinder.

**FIRST FLOOR BEDROOM**

15' 0" x 7' 1" (4.57m x 2.16m).



EXTERNALLY

GARDEN

Enclosed lawned garden area with raised beds, paved area.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



GARDEN (FOURTH IMAGE)



PARKING AREA

Off road parking for 2 cars.

FRONT OF PROPERTY



REAR OF PROPERTY



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 - 'C'.

Services

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

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 cottage will be located thereafter on your right 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'.

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