

Fully refurbished 3 bedroom family home. Set within spacious grounds. Near Felinfach. Close to Aberaeron/Lampeter. West Wales.



Trewilym, Temple Bar, Lampeter, Ceredigion. SA48 8BQ.

£327,500

R/4506/RD

**** Recently refurbished and renovated ** Comfortable 3 bed family home ** Set within large commodious plot ** Ample off-road parking ** Private rear garden ** Comfortable and tastefully decorated home ** Original character features ** Double bedroom accommodation throughout ** Views over Aeron valley ** A great family home in a popular rural location that must be viewed to be appreciated ****

Well positioned in rural surroundings set off the A482 Lampeter to Aberaeron roadway with a regular Bus Service, approximately 1 mile from the Aeron Valley Village of Felinfach which provides for a good range of amenities including new Ysgol Dyffryn Aeron Primary School, Post Office, Petrol Filling Station and Mini Supermarket, Places of Worship, Community Hall and Public House. The property lies 5 miles from the University Town of Lampeter with a further range of amenities and some 7 miles from the Cardigan Bay Coast at the Georgian and Harbour Town of Aberaeron. The University Town Coastal Resort and Administrative Centre of Aberystwyth lies within a 20 minute drive.



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ACCOMMODATION

The property provides recently renovated and refurbished accommodation finished to the highest order comprising of:

Entrance Hallway

6' 2" x 18' 2" (1.88m x 5.54m) accessed via modern composite door with glass panel, oak effect flooring, radiator, multiple sockets, stairs to first floor with understairs storage potential.



Lounge

13' 5" x 15' 2" (4.09m x 4.62m) with feature fireplace with multifuel burner on slate hearth, window to front, radiator, multiple sockets, window to rear, exposed beams to ceiling.



Sitting Room

9' 3" x 15' 4" (2.82m x 4.67m) accessed from the entrance hallway with window to front, wood effect flooring, side window, multiple sockets, radiator. Open plan into:





Kitchen

12' 5" x 14' 2" (3.78m x 4.32m) with a modern grey shaker style kitchen, double Zanussi oven and grill, induction hobs with extractor over, marble effect Formica worktop, tiled splashback, sink and drainer with mixer tap, rear window to garden, side window, fitted dishwasher, fitted fridge/freezer, space for dining table, radiator, wood effect flooring, multiple sockets. Access door to:



Rear Inner Hallway

Connecting to the reception hallway and to the side utility and porch area, tiled flooring.

WC

3' 3" x 6' 9" (0.99m x 2.06m) WC, single wash hand basin on vanity unit, rear window.



Rear Porch

With glass door and window to garden providing access to:

Utility Room

7' 4" x 7' 1" (2.24m x 2.16m) with Belfast sink, plumbing for washing machine, quarry tiled flooring.



Boiler Room

6' 1" x 7' 5" (1.85m x 2.26m) with Firebird oil boiler, side window.

FIRST FLOOR

Landing

6' 3" x 15' 4" (1.91m x 4.67m) with window to front, side fitted cupboard, access to loft.



Front Bedroom 1

10' 1" x 15' 2" (3.07m x 4.62m) double bedroom, dual aspect windows to front and rear with views over the Aeron valley, radiator, double fitted cupboards, featured tongue and groove panelling to walls, exposed beams to ceiling, TV point.





Front Bedroom 2

9' 5" x 15' 3" (2.87m x 4.65m) double bedroom, dual aspect windows to front and side overlooking the adjoining countryside, multiple sockets, radiator, exposed beams to ceiling.



Rear Inner Landing Area

With airing cupboard and separate access to loft.

Rear Bedroom 3

10' 6" x 13' 1" (3.20m x 3.99m) double bedroom currently

used as a study with dual aspect windows to side and rear overlooking the garden area and Aeron valley below, radiator, wood effect flooring.



Shower Room

7' 3" x 7' 2" (2.21m x 2.18m) with walk-in 1200mm shower with side glass panel, single wash hand basin on vanity unit, rear window, heated towel rail, wood effect flooring.



EXTERNAL

To Front

The property is approached from the adjoining county road into a gravelled forecourt and front area laid to lawn with footpath to main front door, side gravelled parking area with 3+ vehicles to park and the other side garden area being laid to lawn linking through to:



Rear

Large extending rear garden area providing private amenity space for a young family with views over the Aeron valley below, extending gravel patio area from the rear porch space leading through to expansive garden area with ample room for garden sheds and entertainment space.





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 central heating.

Council tax band - E.

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

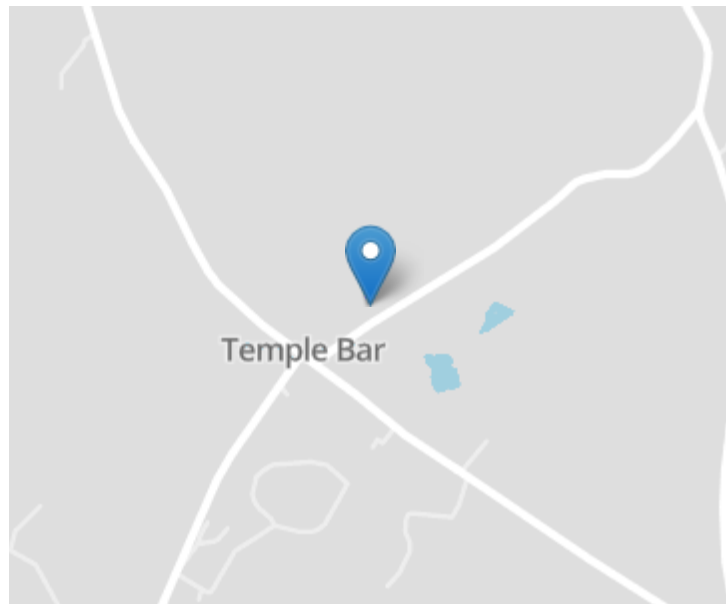
Any risk of coastal erosion? No

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

Travelling south from Lampeter, after some 5 miles or so having passed through Creuddyn Bridge, you will enter the village of Temple Bar. Proceed to the village crossroads taking the right hand turning and the property is located immediately in front of you.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(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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