

A nicely positioned country smallholding of approximately 1.5 acres. Felinfach, near Lampeter/Aberaeron, West Wales



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

£335,000

REF: R/5046/LD

*** A well positioned and highly appealing country smallholding *** Spacious 3 double bed roomed, 2 bathroomed detached bungalow *** Set in its own land of approximately 1.5 acres *** Newly fitted oil fired central heating boiler, UPVC double glazing and good Broadband speeds available

*** Ample parking on a gravelled/hard standing driveway *** Private and not overlooked *** Secure rear lawn garden with raised decking *** 6 berth mobile home with double glazing and newly fitted gas boiler *** Cabin/studio *** Paddock being drained, levelled and newly fenced with separate gated access point - Ideal for Equestrian or for general Animal keeping

*** Short drive to both Lampeter and Aberaeron *** Close to the Village Community of Felinfach with the brand new Ysgol Dyffryn Aeron School and Cattle Strength Gym *** Viewings highly recommended - Contact us today



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CARMARTHEN
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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 offers potential Purchasers an unique opportunity to acquire an attractive and well positioned detached country bungalow set in its own land of approximately 1.5 acres. The property itself is nicely presented with 3 double bed roomed, 2 bathroomed accommodation.

Externally it enjoys a recently drained level and fenced paddock. It also benefits from a 6 berth mobile home and cabin/studio, perfect for home working.

THE ACCOMMODATION

The accommodation at present offers more particularly 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, opening onto a raised decking area with steps leading down to the garden, radiator.



LIVING ROOM (SECOND IMAGE)



LIVING ROOM (THIRD 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.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



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, newly fitted Worcester oil fired central heating boiler (not tested), slate flooring.

EXTERNALLY

REAR GARDEN

Directly to the rear of the property lies an enclosed lawned garden area ideal for Families and having the benefit of a raised decking area leading from the Living Room. The garden also enjoys a lovely outlook over the paddock.



LAND/PADDOCK

In all the property extends to approximately 1.5 ACRES. The paddock has recently been landscaped and now offers a level drained paddock area having recently been fenced with separate roadside access point. The land perfectly suits Equestrian purposes or for general Animal keeping or a larger extension to the garden.



MOBILE HOME/STATIC CARAVAN

A 6 berth caravan with recently upgraded gas central heating, double glazing and on a galvanised chassi.



CABIN/STUDIO

Situated on the edge of the paddock offering perfect office or studio space.



PARKING AND DRIVEWAY

Gravelled front parking area leading down to the paddock offering ample parking and turning space and being gated for privacy.



REAR OF PROPERTY



AGENT'S COMMENTS

A sought after and well positioned country smallholding offering a spacious 3 bedroomed detached bungalow.

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'.

MONEY LAUNDERING REGULATIONS

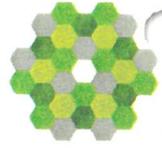
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

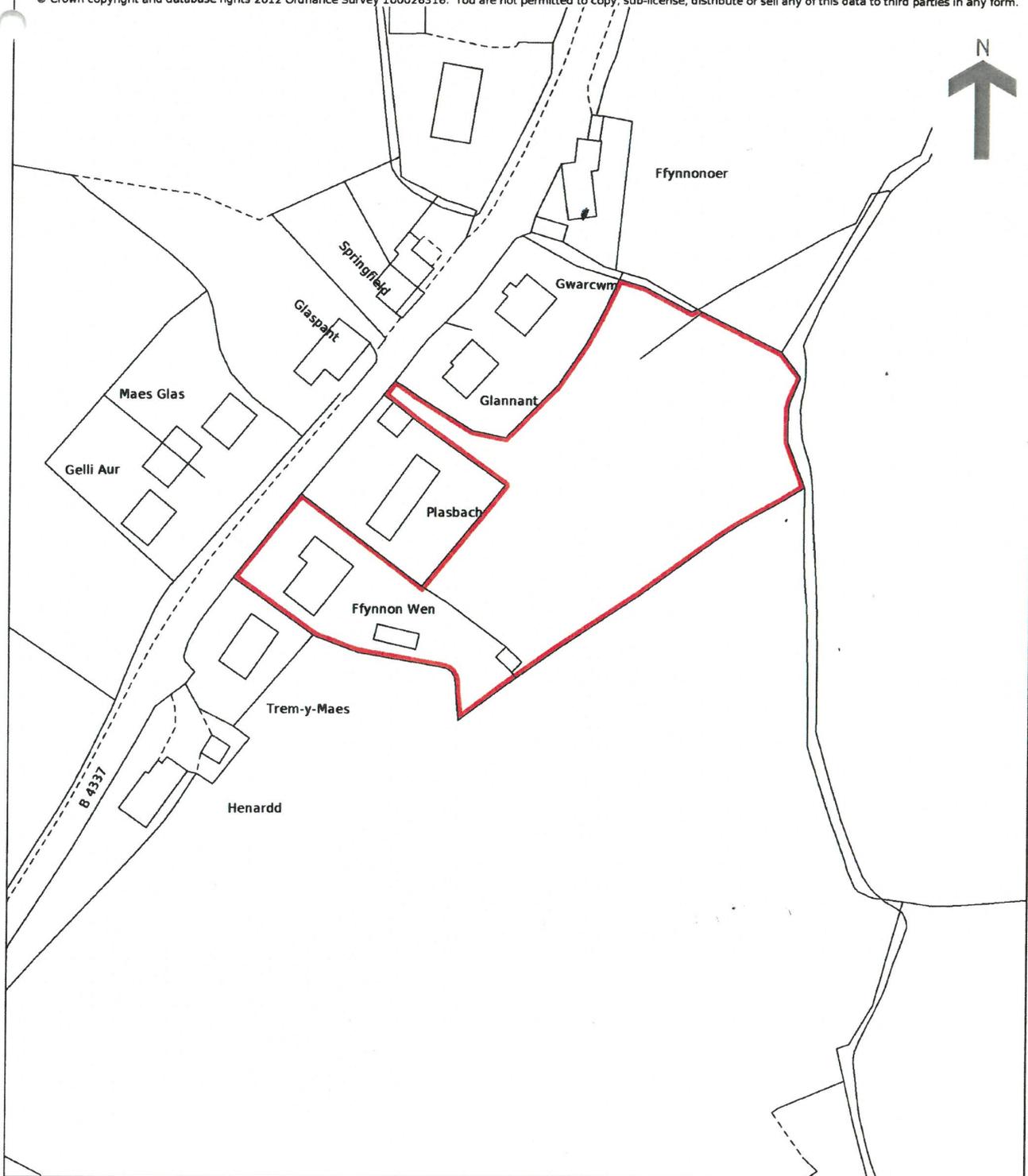
We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage (septic tank), oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

HM Land Registry
Official copy of
title plan

Title number **CYM55684**
Ordnance Survey map reference **SN5353SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

Council Tax: Band E

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Double Glazing. Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

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 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 unction 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 

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

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