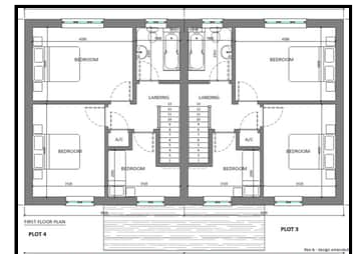
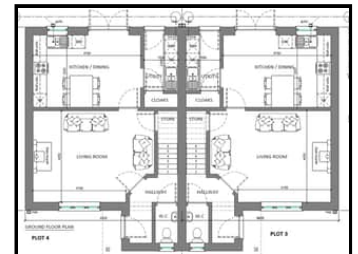


Brand new 3 Bedroom House. Ystrad Aeron/Felinfach. West Wales



Plot 6 Clos Megan, Ystrad Aeron, Felinfach, Lampeter, Ceredigion. SA48 7PG.

£267,000

R/5122/RD

**** A brand new 3 Bed Home ** Sought after location ** Completion Early 2026 ** Private off-road parking ** Energy efficient with low running costs ** Finished to the highest order ** Level walking distance to village centre and amenities ****

****AN IDEAL FIRST TIME BUYER/FAMILY HOME DWELLING OR INVESTMENT IN A POPULAR RURAL VILLAGE WITH EXCELLENT LOCAL AMENITIES ****

The property is situated within Felinfach which offers renowned local primary school, public house, petrol station and post office, mini supermarket, places of worship, active village hall, excellent public transport connectivity. The village lies equidistance between the university town of Lampeter and the Georgian harbour town of Aberaeron with its popular cafes, bars and restaurants.



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CARMARTHEN
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General

A high quality build by a respected local developer in a sought after location.

The properties benefit from underfloor heating via an Air Source heater and modern Air Source heating system which will assist in saving energy and providing low running costs for the properties.

The property offers spacious 3 bedroom accommodation with bathroom. The properties benefit from private parking for 2/3 vehicles and large level gardens to the rear.

An excellent opportunity for first time buyers, investors or as a family home.



Entrance Hallway

Via side composite door with tiled flooring, access to :

Ground Floor WC

With single wash-hand basin and vanity unit, WC, tiled flooring and front window.

Living Room

4.05m x 4.1m (13' 3" x 13' 5") A good size family Living Room with large window to front, feature fireplace, multiple sockets, TV point, under-stairs cupboard, door through to:

Open Plan Kitchen & Dining Room

3.2m x 4.75m (10' 6" x 15' 7") High quality light grey base and wall units, Lamona double oven and grill, Indesit induction hobs with extractor over, ceramic sink and drainer with mixer tap, wood effect worktop, rear window overlooking garden, tiled flooring. Rear patio doors to garden, space for 4+ persons dining table, access to :

Utility Room

1.5m x 2.45m (4' 11" x 8' 0") Grey base units, stainless steel sink and drainer with mixer tap, washing machine and tumble dryer connection points and rear door to garden.

FIRST FLOOR

Landing

With access to loft and airing cupboard.

Bathroom

2.3m x 1.9m (7' 7" x 6' 3") White suite with panelled bath and shower over, WC, single wash-hand basin and vanity unit, heated towel rail, wood effect tiled flooring, rear window.

Rear Bedroom 1

2.3m x 1.9m (7' 7" x 6' 3") White suite with panelled bath and shower over, WC, single wash-hand basin and vanity unit, heated towel rail, wood effect tiled flooring, rear window.

En-suite

With enclosed tiled shower unit, WC, single wash-hand basin and vanity unit, tiled flooring.

Front Bedroom 2

3.125m x 4m (10' 3" x 13' 1") Double bedroom, window to front, ample space for bedroom furniture, multiple sockets, radiator.

Front Bedroom 3

3.125m x 2.05m (10' 3" x 6' 9") Window to front, multiple sockets, radiator.

EXTERNAL

To the front

The property is approached from the adjoining county road into a private parking and turning area with level access to the dwelling and side footpath leading to :



To the rear

Large rear garden area laid to lawn with rear patio off the kitchen and dining area.

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.

VIEWING ARRANGEMENTS

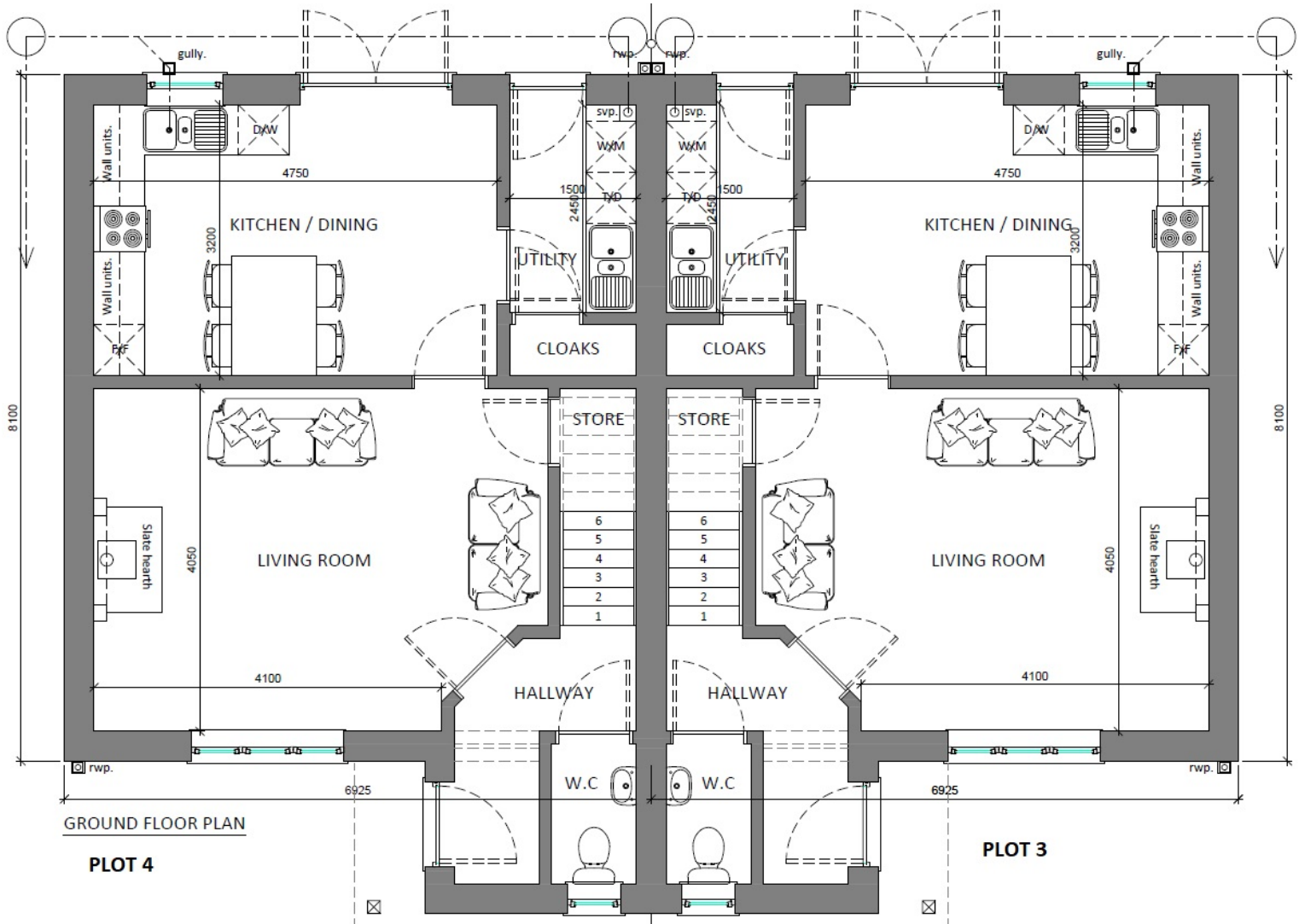
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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

Services

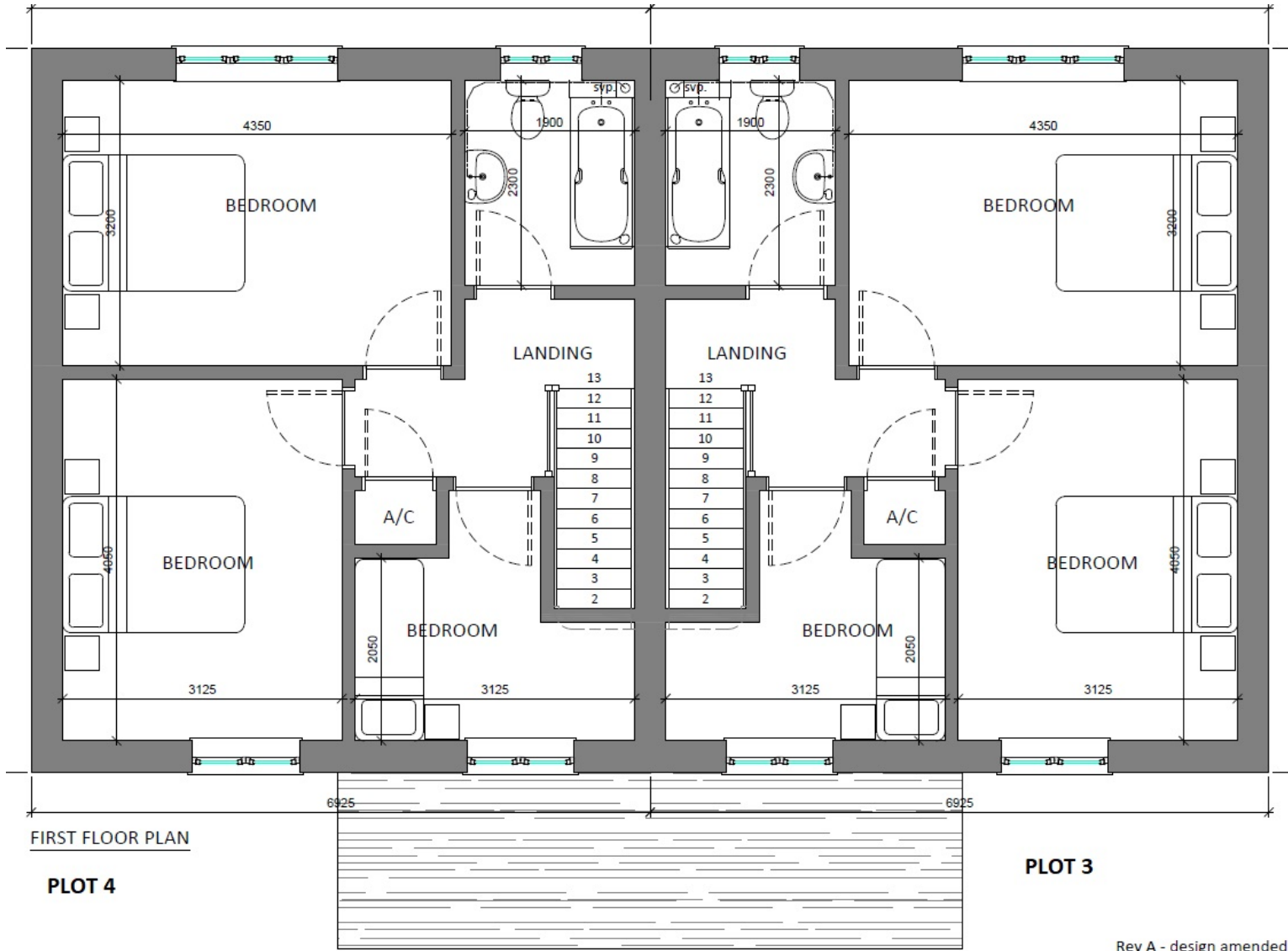
We are advised that the property will benefit from mains electricity, water and drainage. Modern Air Source central heating system. Tenure : Freehold.



GROUND FLOOR PLAN

PLOT 4

PLOT 3



FIRST FLOOR PLAN

PLOT 4

PLOT 3

Rev A - design amended

is to ensure compliance with the demolition and construction. This 1 tools provided no roots over 25mm and statement should be prepared

is translocated to form the west is to be seeded with a hedgerow

hop/product/116/wfg8-hedgerows-and-shaded-areas. is identified within the tree of the field, native woody species are habitat.

to avoid pollution from silt, a silt trap

nds and to ensure compliance with the Act 1981 (as amended), it is works and associated vegetation re confirmed present, it is possible to logical Clerk of Works (ECOW) be abilit prior to works commencing. If and surrounding habitat must remain 3 left the nest. Provided the above is to nesting birds would be avoided.

k trees take place (TN 1 and 4), it will confirm the Potential Root Features re confirmed present, it is possible to pes with endoscope and torch to for roosting bats. Where these PRFs further survey will be necessary, suitable dusk emergence and dawn aerial inspection can be carried out at

ghting on the nine dwellings are fitted at light is only permitted where it is doorways. This can be achieved by ds the floor, meaning there will be no f bollards with caps so light is only implementing these simple rial disruptions to foraging and

n practice ground excavations during need overnight or fitted with a means yers, hedgehogs and other species that n materials should be stored in round.

AGRICULTURAL LAND

NOTE:
SITE IS LEVEL THEREFORE NO CHANGES BETWEEN EXISTING SITE LEVELS AND PROPOSED SITE LEVELS

PROPOSED DWELLINGS 9 NO DWELLINGS:
7 OPEN MARKET DWELLINGS
2 AFFORDABLE DWELLINGS.

REFER TO DRAWING NO.4 FOR LAYOUT AND ELEVATIONS OF BUNSLAW.



Aeron View

Bro Refail

Hafod-y-Bugail

Maes y Deri

recommended that an Ecological Clerk of Works (ECoW) be employed to monitor the site for any suitable nesting habitat prior to works commencing. If any suitable nesting habitat is found, then the nest and surrounding habitat must remain undisturbed and any work should be planned to avoid any direct impacts to nesting birds would be avoided.

any work affecting the two oak trees take place (TN 1 and 4), it will be necessary to undertake surveys to confirm the Potential Roost Features (PRFs) for bats. Where PRFs are confirmed present, it is possible to undertake an inspection using ropes with endoscope and torch to assess the presence and suitability for roosting bats. Where these PRFs are confirmed as suitable, no further survey will be necessary. If PRFs are confirmed as suitable, dusk emergence and dawn entry surveys will be required. The aerial inspection can be carried out at any time.

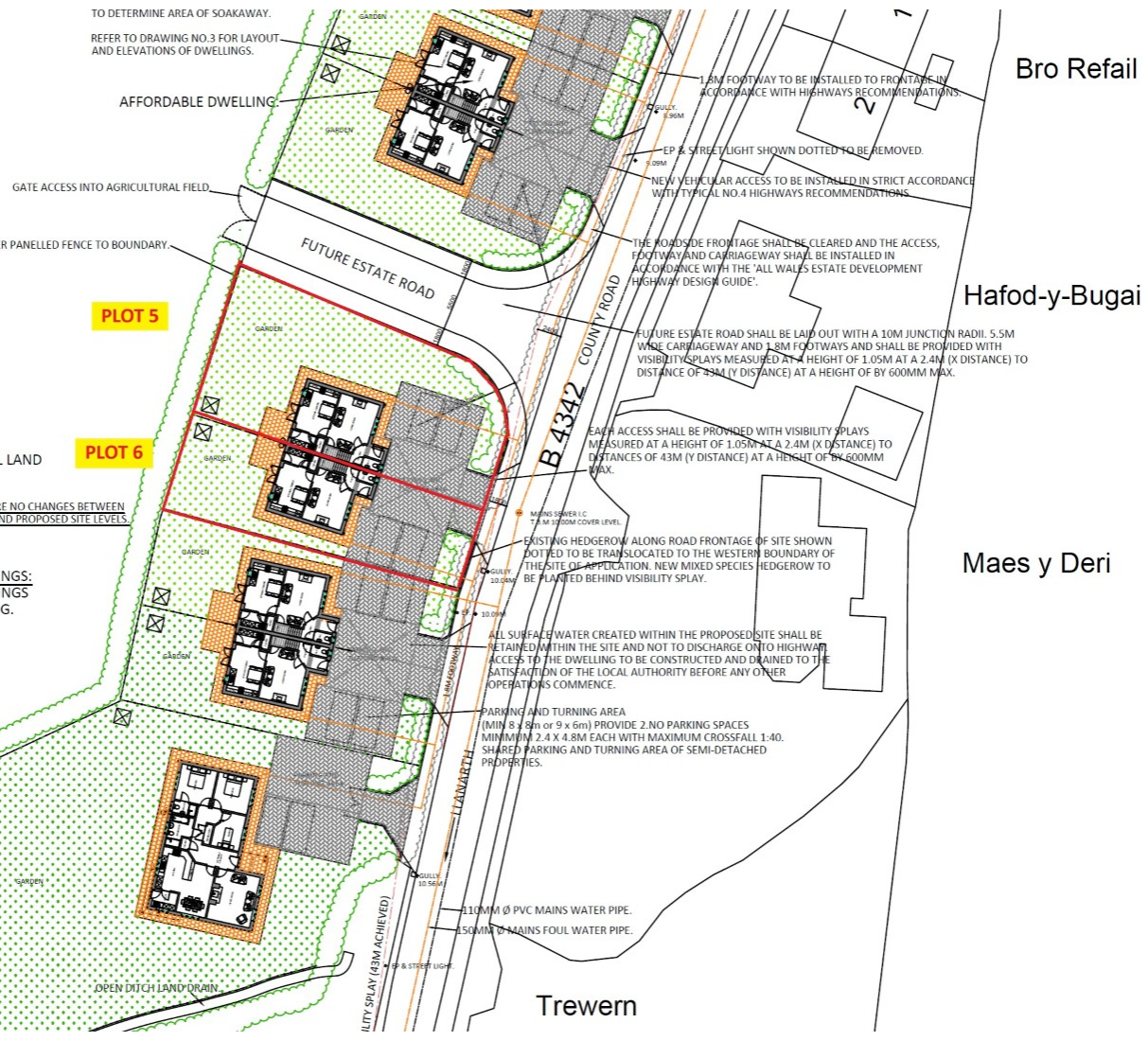
It is noted that any external lighting on the nine dwellings are fitted with light shields or are capped so that light is only permitted where it is required for lighting pathways and doorways. This can be achieved by fitting light shields to a 45° angle towards the floor, meaning there will be no light spill. Alternatively, cut-off bollards with caps so light is only permitted downwards could be used. By implementing these simple measures, it will ensure potential disruptions to foraging and roosting would be negligible.

As part of good construction practice ground excavations during construction phase should be covered overnight or fitted with a means of protection to prevent access to animals including badgers, hedgehogs and other species that may be present. All construction materials should be stored in a secure area and raised off the ground.

NOTE:
SITE IS LEVEL THEREFORE NO CHANGES BETWEEN EXISTING SITE LEVELS AND PROPOSED SITE LEVELS.

PROPOSED 8 NO DWELLINGS:
7 OPEN MARKET DWELLINGS
1 AFFORDABLE DWELLING.

WOOD POST AND RAIL FENCE TO PROVIDE PUBLIC SPACE AREA TO PROVIDE A PUBLIC SPACE AREA.



Bro Refail

Hafod-y-Bugai

Maes y Deri

Trewern

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Off Street. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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

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

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

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Ceredigion
SA46 0AS

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<http://www.morgananddavies.co.uk>



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