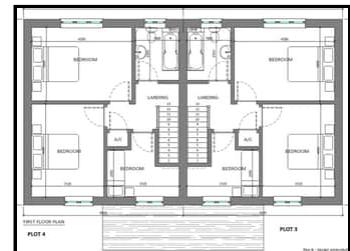
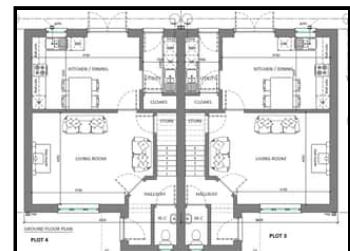


**Brand new 3 Bedroom House. Ystrad Aeron/Felinfach. West Wales**



**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.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Llammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## 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.



FRONT ELEVATION



REAR ELEVATION



## 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

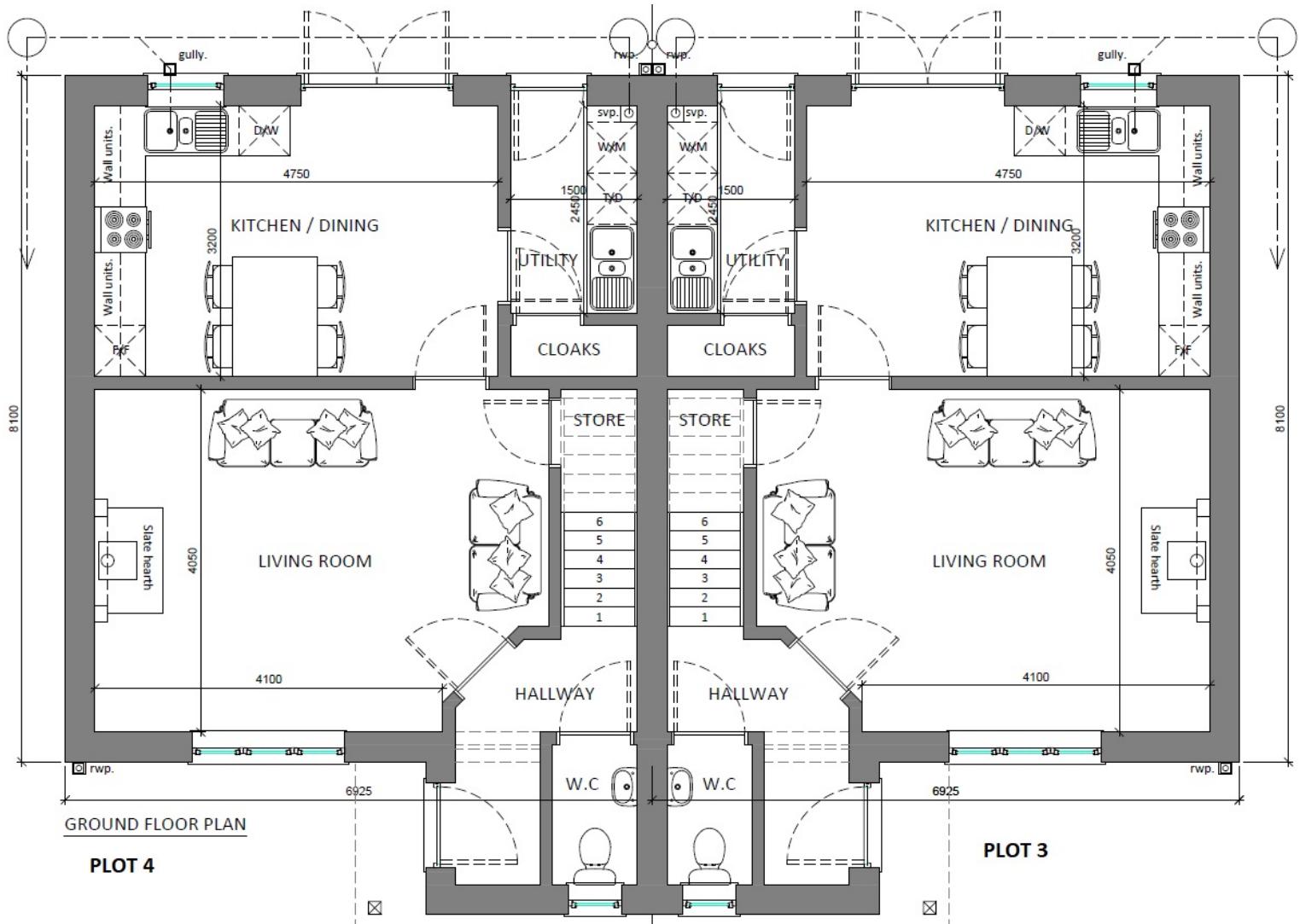
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

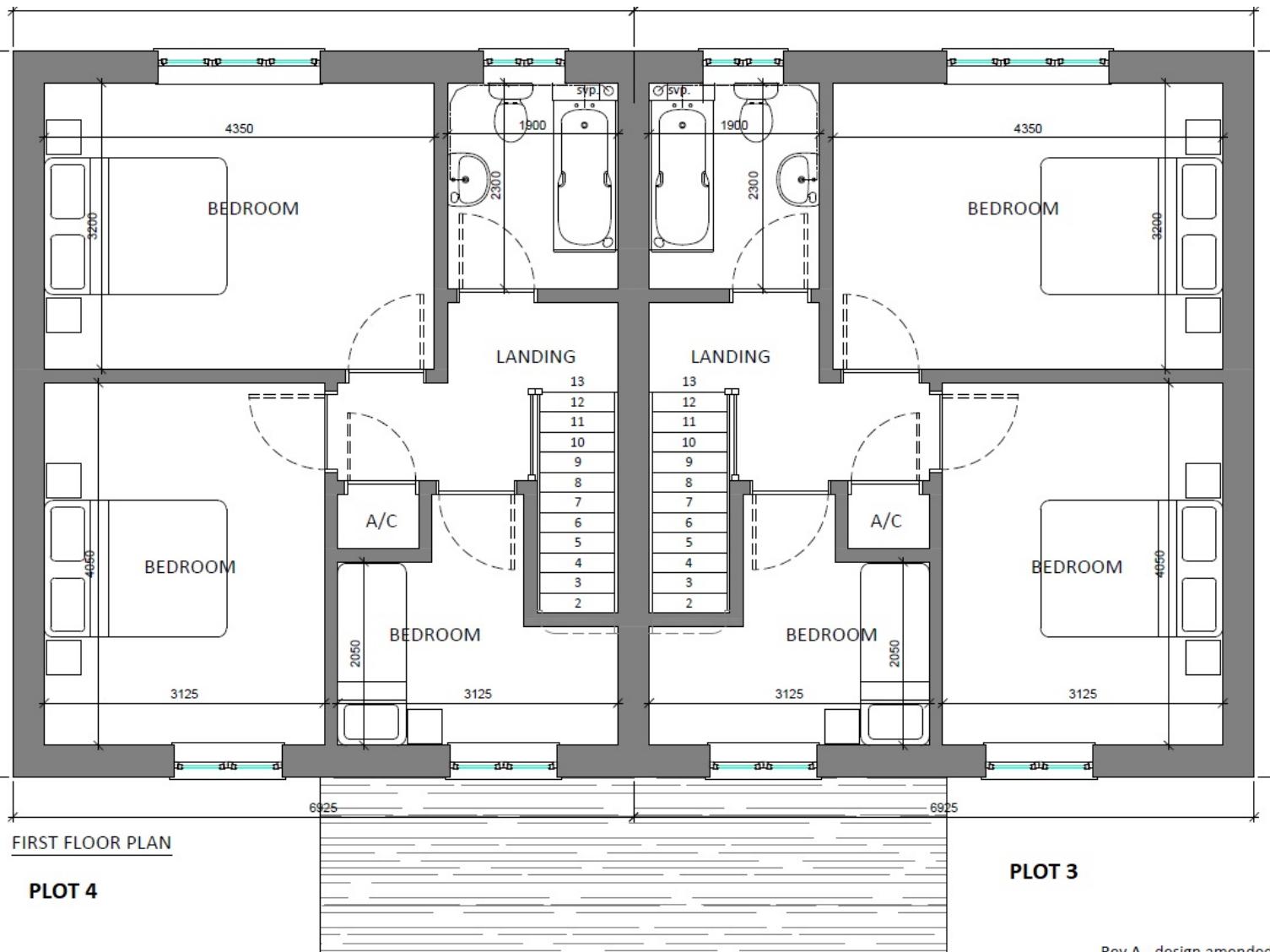
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat 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.





It is recommended that a habitat survey is carried out prior to demolition and construction. This should be carried out by a qualified surveyor and a statement should be prepared.

is translocated to form the west boundary. It is to be seeded with a hedgerow.

hop/product/116/wfg8-hedgerows-and-shaded-areas. Areas are identified within the tree line of the field, native woody species are to be removed.

to avoid pollution from silt, a silt trap

ids and to ensure compliance with the Birds Act 1981 (as amended), it is the responsibility of the bird nesting period (February to April) to remove the bird nesting habitat prior to works commencing. If and surrounding habitat must remain intact until the nest. Provided the above is to nesting birds would be avoided.

nesting trees take place (TN 1 and 4), it will confirm the Potential Roost Features are confirmed present, it is possible to use an endoscope and torch to identify roosting bats. Where these PRFs are further survey will be necessary, suitable dusk emergence and dawn aerial inspection can be carried out at

giving on the nine dwellings are fitted. It is only permitted where it is doorway. This can be achieved by fitting the floor, meaning there will be no bollards with caps so light is only implementing these simple minimal disruptions to foraging and

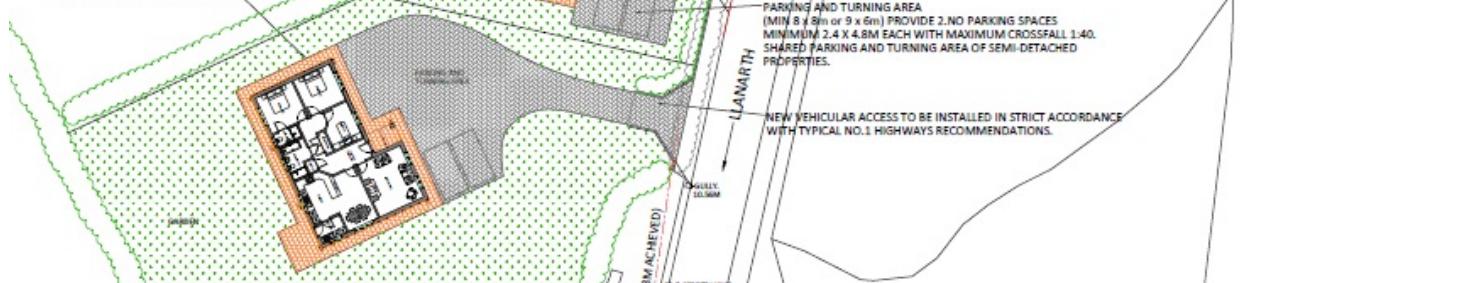
in practice ground excavations during red overnight or fitted with a means of access, hedgehogs and other species that materials should be stored in a round.

#### 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 BUNGALOW.



Maes y Deri

Aeron View

Bro Refail

Hafod-y-Bugail

#### AGRICULTURAL LAND

ROOF WATER PIPED TO SOAKAWAYS. MINIMUM 6M FROM BUILDINGS AND HIGHWAY. PERCOLATION TEST REQUIRED TO DETERMINE AREA OF SOAKAWAY.

REFER TO DRAWING NO.3 FOR LAYOUT AND ELEVATIONS OF DWELLINGS.

#### AFFORDABLE DWELLING

GATE ACCESS INTO AGRICULTURAL FIELD.

TIMBER PANELLING FENCE TO BOUNDARY.

#### AFFORDABLE DWELLING

THE ROADSIDE FRONTAGE SHALL BE CLEARED AND THE ACCESS, FOOTWAY AND CARRIAGeway SHALL BE INSTALLED IN ACCORDANCE WITH THE 'WELSH ESTATE DEVELOPMENT HIGHWAY DESIGN GUIDE'.

FUTURE ESTATE ROAD SHALL BE LAID OUT WITH A 10M JUNCTION RADIAL 5.5M WIDE CARRIAGeway AND 1.8M FOOTWAYS AND SHALL BE PROVIDED WITH VISIBILITY SPLAYS MEASURED AT A HEIGHT OF 1.05M AT A 2.4M (X DISTANCE) TO A DISTANCE OF 45M (Y DISTANCE) AT A HEIGHT OF 0.600MM MAX.

EACH ACCESS SHALL BE PROVIDED WITH VISIBILITY SPLAYS MEASURED AT A HEIGHT OF 1.05M AT A 2.4M (X DISTANCE) TO A DISTANCE OF 45M (Y DISTANCE) AT A HEIGHT OF 0.600MM MAX.

B 4342

MAIN SEWER LC 1.8M 0.600MM COVER LEVEL.  
EXISTING HEDGEROW ALONG ROAD FRONTAGE OF SITE SHOWN DOTTED TO BE TRANSLOCATED TO THE WESTERN BOUNDARY OF THE SITE OF APPLICATION. NEW MIXED SPECIES HEDGEROW TO BE PLANTED BEHIND VISIBILITY SPLAY.

MAIN SEWER LC 1.8M 0.600MM COVER LEVEL.

ALL SURFACE WATER CREATED WITHIN THE PROPOSED SITE SHALL BE RETAINED WITHIN THE SITE AND NOT TO DISCHARGE ONTO HIGHWAY. ACCESS TO THE DWELLING TO BE CONSTRUCTED AND DRAINED TO THE SATISFACTION OF THE LOCAL AUTHORITY BEFORE ANY OTHER OPERATIONS COMMENCE.

PARKING AND TURNING AREA (MIN 8 x 8m or 9 x 6m) PROVIDE 2 NO PARKING SPACES MINIMUM 2.4 x 4.8M EACH WITH MAXIMUM CROSSFALL 1:40. SHARED PARKING AND TURNING AREA OF SEMI-DETACHED PROPERTIES.

NEW VEHICULAR ACCESS TO BE INSTALLED IN STRICT ACCORDANCE WITH TYPICAL NO.1 HIGHWAYS RECOMMENDATIONS.

giving on the nine dwellings are fitted. It is only permitted where it is doorway. This can be achieved by fitting the floor, meaning there will be no bollards with caps so light is only implementing these simple minimal disruptions to foraging and

in practice ground excavations during red overnight or fitted with a means of access, hedgehogs and other species that materials should be stored in a round.

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#### AGRICULTURAL LAND

FOUL DRAINAGE TO CONNECT INTO EXISTING MAINS FOUL SEWER LOCATED IN HIGHWAY.

HEDGEROW BOUNDARY TO BE RETAINED.

MAIN ENTRANCE DOORS TO DWELLINGS TO HAVE MINIMUM 800MM CLEAN OPENING WITH MAXIMUM 15MM UPSTAND THRESHOLD TO DOOR. RAMP-MAXIMUM GRADIENT 1:12

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MAIN ENTRANCE DOORS TO DWELLINGS TO HAVE MINIMUM 800MM CLEAN OPENING WITH MAXIMUM 15MM UPSTAND THRESHOLD TO DO

imended that an Ecological Clerk of Works (ECoW) be  
ey suitable nesting habitat prior to works commencing. If  
ound, then the nest and surrounding habitat must remain  
ung have fledged and left the nest. Provided the above  
llowed, direct impacts to nesting birds would be avoided.

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

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

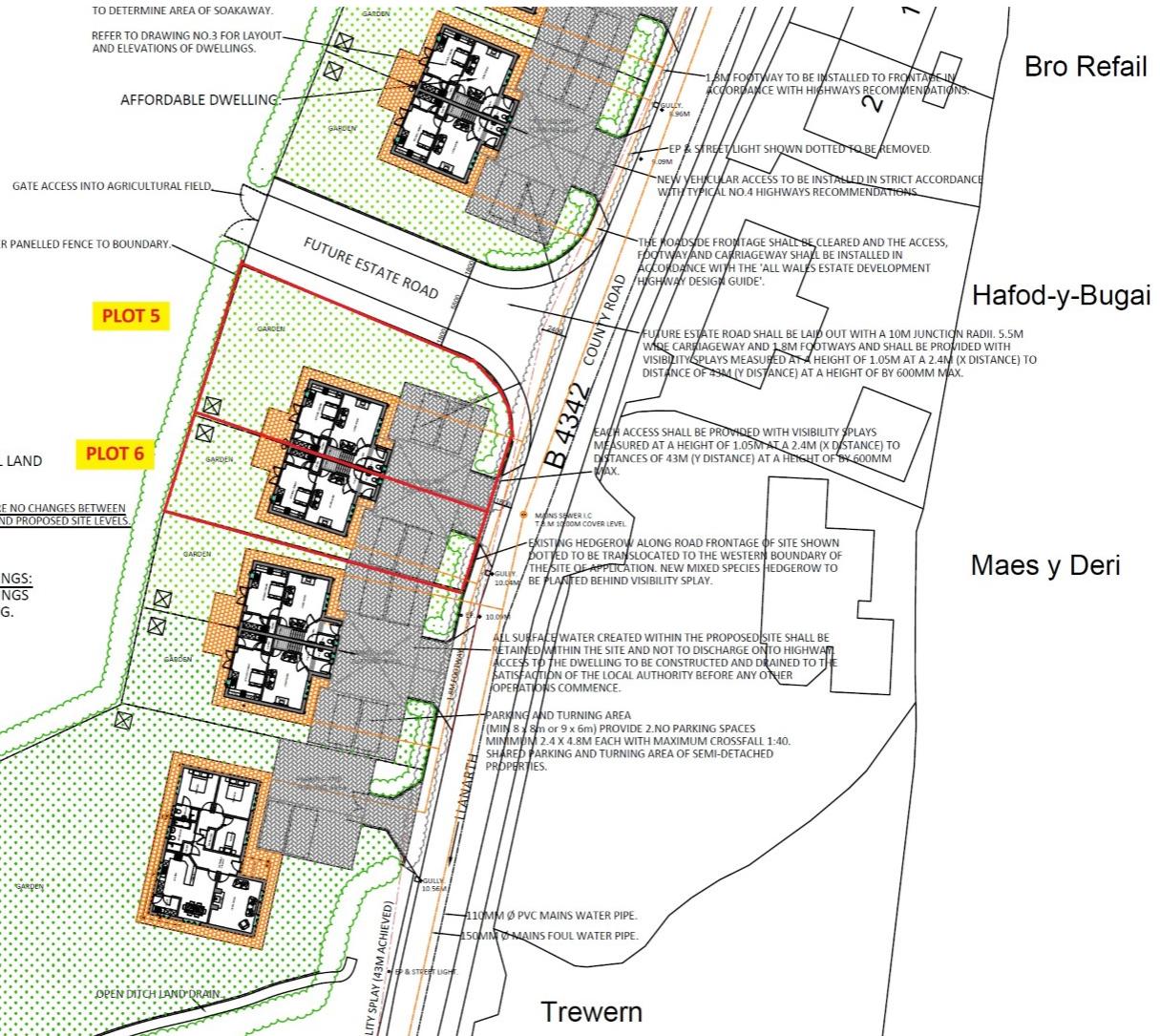
ard good construction practice ground excavations during phase should be covered overnight or fitted with a means nimals including badgers, hedgehogs and other species that pped. All construction materials should be stored in ds or raised off the ground.

#### AGRICULTURAL LAND

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.

**NEW POST AND RAIL FENCE TO PUBLIC SPACE AREA TO PROVIDE AREA**



## MATERIAL INFORMATION

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<b>Council Tax:</b>	Has the property been flooded in last 5 years? No
N/A	<b>Flooding Sources:</b>
<b>Parking Types:</b> Off Street. Private.	Any flood defences at the property? No
<b>Heating Sources:</b> Air Source Heat Pump.	Any risk of coastal erosion? No
<b>Electricity Supply:</b> Mains Supply.	Is the property listed? No
<b>Water Supply:</b> Mains Supply.	Are there any restrictions associated with the property? No
<b>Sewerage:</b> Mains Supply.	Any easements, servitudes, or wayleaves? No
<b>Broadband Connection Types:</b> FTTP.	The existence of any public or private right of way? No
<b>Accessibility Types:</b> None.	



## 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 :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600  
E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)  
<http://www.morgananddavies.co.uk>



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