

*Motivated Seller. A well positioned smallholding with a 5 bedroomed spacious residence set in approximately 7 acres of gardens and paddock. Near Lampeter, West Wales*



**Aldergate, Felinfach, Lampeter, Ceredigion. SA48 8BG.**

**£449,500 Fixed Price**

**REF: A/5255/LD**

\*\*\* No onward chain \*\*\* Motivated Seller \*\*\* A well positioned country smallholding \*\*\* A spacious 5 bedroomed, 2 bathroomed country residence \*\*\* Generous ground floor living accommodation \*\*\* Set in approximately 7 acres of gardens and paddock \*\*\* Oil fired central heating and UPVC double glazing \*\*\* No Near Neighbours

\*\*\* Useful workshop range with electricity connected - 42' x 10' \*\*\* Landscaped lawned garden with orchard and various patio areas \*\*\* Courtyard with ample parking and turning space \*\*\* Chicken run and coup \*\*\* Greenhouse \*\*\* Large paddock located to the rear - Being well fenced and gated with a field shelter

\*\*\* Conveniently located in the heart of the beautiful Aeron Valley \*\*\* Viewings highly recommended - Contact us today \*\*\* Perfectly suiting Family living \*\*\* Close to the Village amenities of Felinfach \*\*\* 6 miles from the University Town of Lampeter \*\*\* Located beside the A482 Aberaeron to Lampeter road



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Carmarthenshire, SA31 3AD  
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carmarthen@morgananddavies.co.uk

## LOCATION

The property is located on the edge of the pleasant Village Community of Felinfach which offers an excellent range of local amenities including Shops, Post Office, Primary School, Public Houses, Places of Worship, Filling Station, etc., some 5 miles South East of Cardigan Bay at the Georgian Harbour Town of Aberaeron with its comprehensive range of shopping and schooling facilities, and some 6 miles from the University Town of Lampeter.

## GENERAL DESCRIPTION

A spacious well positioned country smallholding. Aldergate offers 5 bedrooomed, 2 bathroomed Family proportioned accommodation with delightful landscaped gardens dissected by a small stream that opens onto the large rear paddock. The property benefits from oil fired central heating and double glazing.

In all the property extends to approximately 7 acres and the large paddock is fully fenced and gated with access onto the field shelter.

The outbuildings to the side of the property offers great potential for conversion (subject to consent) and enjoys the use of the large courtyard for parking and turning use.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

### RECEPTION HALL

Having access via a half glazed UPVC front entrance door, radiator, timber staircase leading to the first floor accommodation, understairs storage cupboard.



### SITTING ROOM

15' x 9'7". With an open fire with a log burner with oak mantle over, radiator.





**LIVING ROOM**

15' x 14'9". With an inglenook style fireplace with oak beam over incorporating a log burner, radiator.

**UTILITY ROOM**

13'7" x 8'4".

**LAUNDRY ROOM**

5' x 4'. With plumbing and space for automatic washing machine and tumble dryer.

**CLOAKROOM**

With low level flush w.c., wash hand basin, radiator.

**SIDE PORCH**

With UPVC side entrance door to the courtyard.

**KITCHEN/DINER**

17'3" x 11'4". A Shaker style fitted kitchen with a range of wall and floor units with ceramic 1 1/2 sink and drainer unit with chrome mixer tap, inglenook fireplace with a log burner on a tiled hearth, integrated dishwasher, space for cooker, tiled flooring, patio doors to the rear garden, Worcester oil fired central heating boiler.

**KITCHEN/DINER (SECOND IMAGE)****FIRST FLOOR**

**LANDING**

With radiator and access to the insulated loft space, Velux roof window.

**BEDROOM 1**

15' x 7'6". With radiator.

**BEDROOM 2**

6'1" x 9'3". With radiator.

**BEDROOM 3**

10'3" x 9'3". With radiator.

**BEDROOM 4**

11' x 5'1". With radiator.

**REAR LANDING**

With Velux window.

**FAMILY BATHROOM**



A nicely presented suite incorporating a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, shower cubicle with Mira electric shower, Velux window.

### PRINCIPAL BEDROOM

17'1" x 13'4". Being 'L' shaped, with radiator, Velux roof window.



### EN-SUITE SHOWER ROOM

With a low level flush w.c., vanity unit incorporating a wash hand basin, Velux window, shower cubicle with a mains electric shower.



### EXTERNALLY

#### USEFUL RANGE OF OUTBUILDINGS

Comprising of

### WORKSHOP RANGE

42' x 10'. Of block construction with electricity connected.



### DETACHED WORKSHOP

15' x 32'. Of block construction with electricity connected.



### COURTYARD



With ample parking and turning space for



several vehicles.

## GARDEN

A particular feature of this character smallholding is its rear landscaped cottage style garden with level lawned areas, various patio areas and bordered by a range of mature shrubs and trees with a small wooden bridge over a Wildlife brook that leads onto the land.





**THE LAND**



In all extending to approximately 7 ACRES of well fenced pasture land located to the rear of the property benefiting from a FIELD SHELTER Being perfect for Equestrian use and having good access onto the courtyard and outbuildings.

**THE LAND (SECOND IMAGE)**



**THE LAND (THIRD IMAGE)**



**THE LAND (FOURTH IMAGE)**



**FIELD SHELTER**



**FRONT OF PROPERTY****REAR OF PROPERTY****AGENT'S COMMENTS**

A well positioned and convenient smallholding with good Equestrian facilities.

**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 for the 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, oil fired central heating, UPVC double glazing.





Aldergate SA48 8BG



FOR IDENTIFICATION  
PURPOSES ONLY



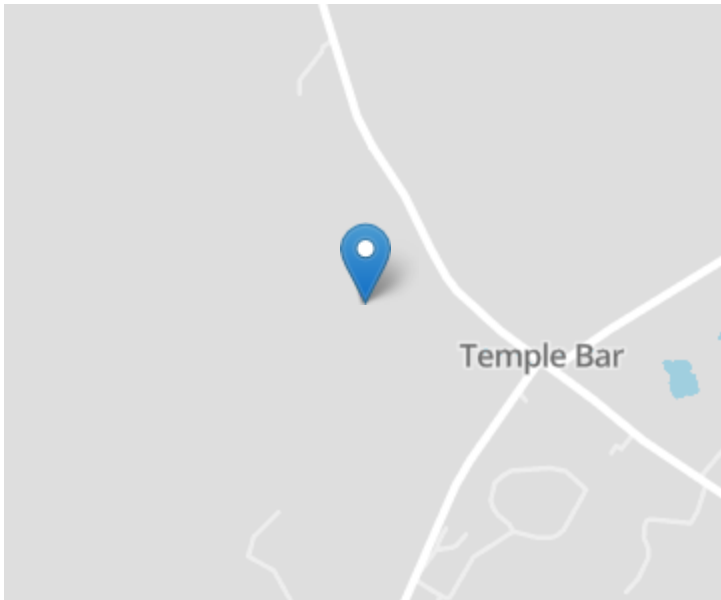
### Directions


From Lampeter take the A482 Aberaeron roadway. Continue to the Village of Temple Bar. Proceed down the hill, past the former Fronfelen Arms Public House and the junction. Continue on this road for a further 0.5 of a mile towards Felinfach. The property will be located on your left hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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'.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

**Lampeter Office**  
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**Ceredigion**  
**SA48 7DT**

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