

Lovely convenient 2 bed detached bungalow with garage and pleasant grounds. Popular village location. Felinfach Near Aberaeron/Lampeter - West Wales.



Glynfallen, 5 Maes Y Tren, Felinfach, Ceredigion. SA48 8AH.

£239,950

Ref R/4509/ID

****Delightful detached 2 bed bungalow**Quiet corner plot bordering open fields**Pleasant lawned garden and grounds to front and rear**Ample private parking**Integral Garage**Upvc Double Glazing throughout**Recently installed electric heating system**Level walking distance to all village amenities**On a bus route**Lovely views over open countryside****

The accommodation provides - ent hall, 2 double bedrooms, shower room, kitchen/dining room, utility room, cloak room, lounge.

The property is located within Maes Y Tren which is a popular residential cul de sac in the heart of the Aeron valley village of Felinfach with its wide range of amenities including shop/supermarket, co-operative country stores, filling station, public house, new super primary school, post office, places of worship, hairdressers, active community hall and new state of the art gym. The property lies on a bus route and is only some 5 miles from the Georgian Harbour town of Aberaeron on Cardigan Bay and some 7 miles from the University town of Lampeter.



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THE ACCOMMODATION

Entrance Hall



9' 5" x 10' 4" (2.87m x 3.15m) via recently installed upvc door, Heatstore high retention electric heater, built in airing cupboard housing copper cylinder hot water tank, built in cloak cupboard. Door into -

Front Double Bedroom 1

10' 1" x 8' 1" (3.07m x 2.46m) with built in wardrobe, Heatstore electric heater, double glazed window to front.



Lounge





15' 0" x 10' 9" (4.57m x 3.28m) an attractive lounge with 6ft wide patio doors with vertical blinds looking out over open fields, upvc window to rear overlooking garden, electric high retention heater, TV point, multiple sockets.

Kitchen/Dining Room

16' 0" x 10' 9" (4.88m x 3.28m) recently installed kitchen comprising of gloss white base and wall cupboard units with compact laminate work surfaces above, eye level electric oven and grill, 4 ring electric hob, stainless steel extractor hood, inset 1½ stainless steel drainer sink with mixer tap, 6ft patio doors to rear garden, plumbing for dishwasher, space for tall fridge freezer, tiled splash back. Heatstore high retention electric heater. Door into -





Utility Room

With plumbing for automatic washing machine, upvc exterior door.

Seperate WC

With low level flush WC, extractor fan.

Shower Room

5' 11" x 5' 9" (1.80m x 1.75m) having a three piece comprising of a shower cubicle with curved doors having a Triton T80 shower unit, pedestal wash hand basin, low level flush w.c. wall mirror and shaver light, corner medicine cabinet. Frosted window to rear. Tiled walls.



Principal Bedroom 2

10' 0" x 8' 8" (3.05m x 2.64m) with built in wardrobes, Heatstore electric heater and double glazed window to front.



EXTERNALLY

To the Front





A tarmacadamed driveway with ample private parking for 3-4 cars. Lawned garden to front. Driveway leading to -

Integral Garage

14' 9" x 8' 0" (4.50m x 2.44m) recently installed up and over door (ideal for conversion to enlarge the current accommodation - stc).

Greenhouse.



Recently installed 6' x 8 Greenhouse.

Pathways surround the bungalow.

To the Rear

Further spacious lawned area, all level again bordering open fields with lovely aspect. Mostly laid to lawn with mature trees, shrubs and hedgerows.





Cedarwood Garden Shed

8' 0" x 12' 0" (2.44m x 3.66m) Recently installed with electricity connected and insulated making a lovely Summer House, with windows to rear overlooking the scenic country views.



MONEY LAUNDERING

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

VIEWING: 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

TENURE

The Property is of Freehold Tenure.

Services

Mains Water, Electricity, Drainage. Recently installed Heatstore high retention heating system. Upvc Double Glazing throughout.

Council Tax Band D - (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Garage. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

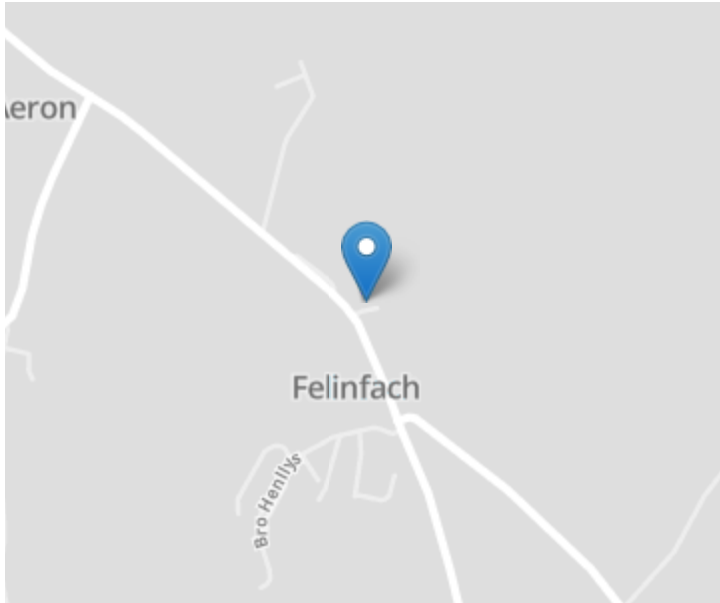
Any risk of coastal erosion? No

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 from Aberaeron towards Lampeter. When you reach the village of Felinfach you will see a public house on the left hand side then a filling station and supermarket. Further along you will see the village hall. After the village hall and just before the shop and post office turn left into Maes Y Tren which is a private small cul de sac. As your drive into the estate bear left and you will see the property in the right hand corner identified by the Agents for sale board.

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

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