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RICS



Since 1989

A prominently positioned detached bungalow in a sought after locality with a fine outlook. Ystrad Aeron, Felinfach, West Wales



Rhandir, Ystrad Aeron, Felinfach, Lampeter, Ceredigion. SA48 8AE.

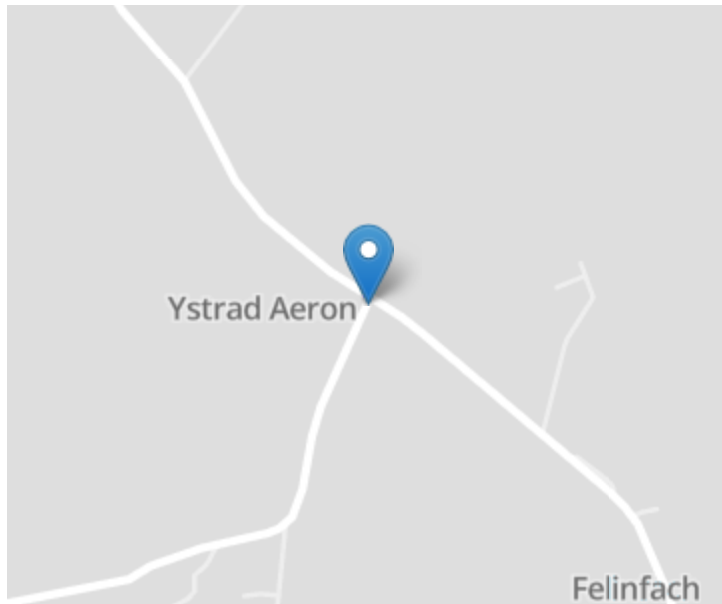
REF: R/3430/LD

£315,000

*** No onward chain *** Superb and prominent position *** Elevated and well presented detached bungalow *** 3 double bedroomed accommodation with further potential into the loft (subject to consent) *** Oil fired central heating, UPVC double glazing and mains services

*** Sizeable corner plot with a pillared tarmacadamed driveway *** Detached garage with useful workshop/tool shed *** Store room/work space *** Picture perfect lawned garden with a range of flower and shrub borders - Being well kept by the current Owners

*** Centre of popular Village position - Within close proximity to a good range of everyday amenities such as Public House, Filling Station and Repair Garage, Supermarket, Convenience Store/Post Office, Theatre, Village Hall and Farmers Coop, Places of Worship and Bus Stops *** Central to both the University Town of Lampeter and the Coastal Resort of Aberaeron *** Level walking distance to the Village Primary School *** Perfectly suiting a Family home or for retirement living *** A lovely outlook over the surrounding countryside *** Viewing is highly recommended - Contact us today



LOCATION

The property is located in a very convenient position within the Aeron Valley Village Community of Ystrad Aeron and Felinfach, within close level walking distance of Bus Stops and a good range of local amenities including Filling Station and Supermarket, Shops, Public House, Places of Worship and Primary School, some 6 miles equidistant from the Georgian Harbour Town of Aberaeron on Cardigan Bay and the University Town of Lampeter in the Teifi Valley with their comprehensive range of shopping, schooling and leisure facilities.

GENERAL DESCRIPTION

The property comprises of a detached bungalow built on a prominent corner plot within the popular Village of Ystrad Aeron, slightly elevated and enjoying a fine outlook over the surrounding countryside. The property was built in 1972 and is of traditional cavity wall construction under an interlocking tiled roof. The property benefits from oil fired central heating, UPVC double glazing and cavity wall insulation.

Externally it sits in a generous corner plot with well maintained grounds and a good range of flower and shrub borders.

The property is accessed via a pillared tarmacadamed driveway with ample parking and level access to both the garage and the bungalow.

The property consists more particularly of the following.

FRONT ENTRANCE HALL

With built-in cloak cupboard, telephone point, radiator.



FRONT SITTING ROOM

13' 11" x 12' 4" (4.24m x 3.76m). With an open fireplace with granite surround, radiators, Sky and TV point.



DINING ROOM/LIVING ROOM

12' 5" x 11' 5" (3.78m x 3.48m). With radiator and TV point.



KITCHEN

11' 7" x 10' 2" (3.53m x 3.10m). A good quality fitted oak kitchen with a range of wall and floor units with Formica work surfaces over, 1 1/2 sink and drainer unit with mixer tap, integrated appliances including eye level double oven, electric hob unit, fridge and dishwasher, immersion heater switch, Terrazzo tiled flooring, doors to the rear porch, boiler/utility room and dining room/living room.



KITCHEN (SECOND IMAGE)



REAR PORCH

With door leading to the rear area and garage, includes 2 way outside light switch.



BOILER ROOM/UTILITY ROOM

Housing the oil fired central heating boiler, space and plumbing for automatic washing machine.



INNER HALLWAY

With radiator, built-in airing cupboard housing a radiator, loft hatch with fitted ladder, access to the boarded loft space incorporating the insulated copper cylinder tank with immersion heater. Offers great potential for further accommodation (subject to consent).

FRONT DOUBLE BEDROOM 1

10' 0" x 9' 10" (3.05m x 3.00m). With radiator, built-in wardrobe.



REAR DOUBLE BEDROOM 3

11' 0" x 10' 11" (3.35m x 3.33m). With radiator, built-in wardrobe.



FRONT DOUBLE BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m). With radiator, built-in wardrobe and TV point.



BEDROOM 2 (SECOND IMAGE)



BATHROOM

Being part tiled with an Avocado coloured suite comprising of a panelled bath with a separate shower cubicle, pedestal wash hand basin, low level flush w.c., radiator and cabinet with electric shaving point.



EXTERNALLY

DETACHED GARAGE

17' 8" x 10' 2" (5.38m x 3.10m). With electricity connected and up and over door, work bench and window.



DETACHED GARAGE (SECOND IMAGE)



WORKSHOP

17' 8" x 7' 6" (5.38m x 2.29m). With a fitted work bench, power socket, window and separate low level flush w.c., Dog kennel.



STORE ROOM/WORK SPACE

11' 5" x 10' 6" (3.48m x 3.20m). Provides useful work space near back door with cupboards, a wash hand basin and electricity connected.



GARDENS

The property enjoys a prominent corner plot with a well manicured garden area laid mostly to lawn with mature shrubs and flower borders maintained by the current Owners.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)**GREENHOUSE**

10' 0" x 8' 0" (3.05m x 2.44m).

**PARKING AND DRIVEWAY**

A pillared tarmacadamed driveway with ample parking and turning space with good access to both the property and outbuildings.

**FRONT OF PROPERTY****REAR OF PROPERTY****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'.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, oil fired central heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Sky dish and TV aerial, Broadband available.

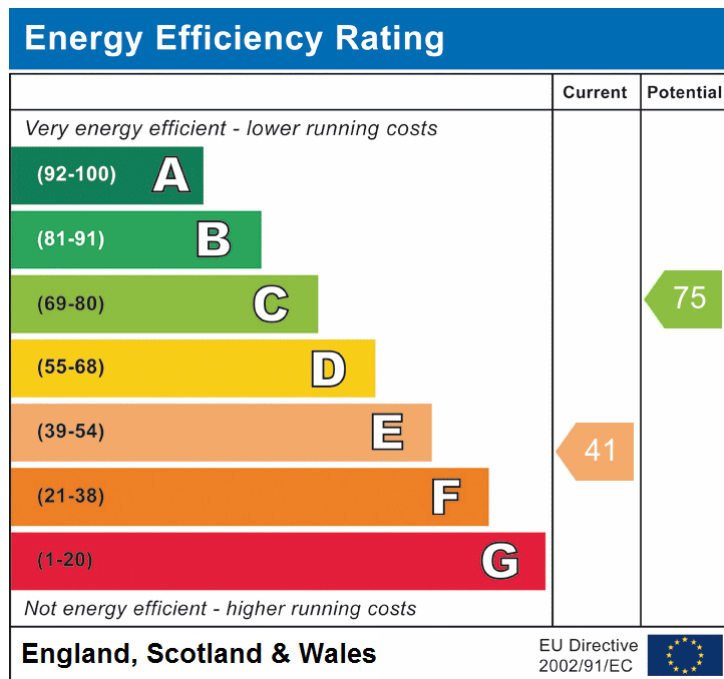
Directions

Rhandir is situated in the Village of Ystrad Aeron just West of Felinfach on the A482 between Lampeter and Aberaeron. At the road junction opposite the Vale of Aeron Public House take the road signposted Llanarth B4342. The entrance to Rhandir is immediately to your left and can be 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

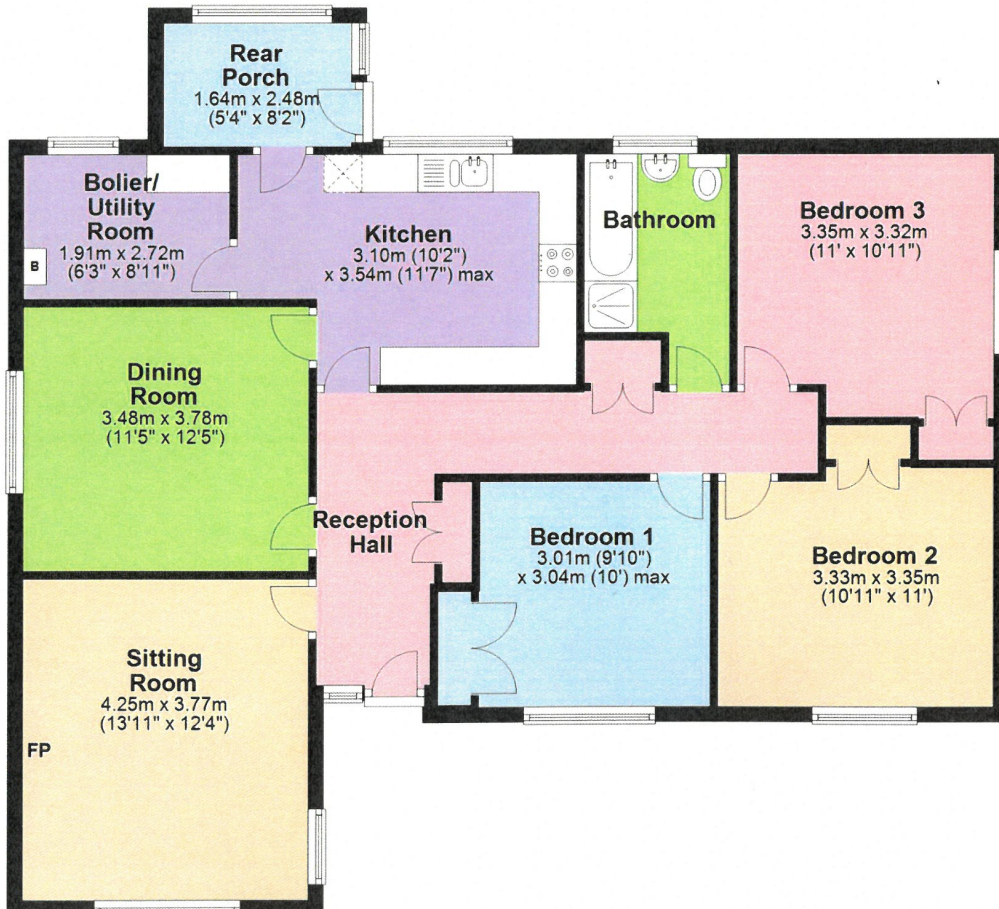
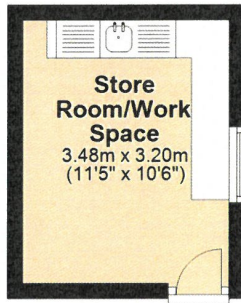
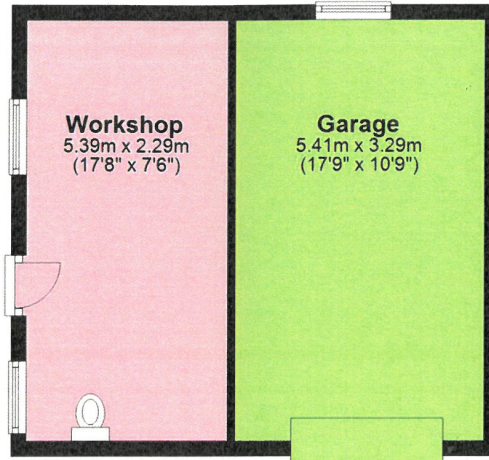
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Ground Floor

Approx. 145.2 sq. metres (1563.1 sq. feet)



Total area: approx. 145.2 sq. metres (1563.1 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Rhandir, Felinfach, LAMPETER