

*A well presented 2 bed detached bungalow. Situated in the favoured village of Felinfach - Aeron Valley.*



**Aerondale, Felinfach, Lampeter, Ceredigion. SA48 7PG.**

**£165,000**

**Ref R/4577/ID**

**\*\*Well presented 2 bed detached bungalow\*\*** Located in the popular village of Felinfach near Aberaeron and Lampeter **\*\*Non standard Woolaway construction\*\*** Attractive gardens and grounds **\*\*Off road private parking and detached single garage\*\*** Redecorated and modernised throughout **\*\*Recently installed upvc double glazing\*\***

The property comprises of front porch, entrance hall, lounge, kitchen, 2 double bedrooms, separate w.c. and wet room.

The property is well positioned within the popular rural village of Felinfach nestled in the Aeon Valley, within a level walking distance of a 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. Being 7 miles equi distance from the Georgian Harbour town of Aberaeron to the west and the University town of Lampeter to the east.



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## GENERAL

Since acquiring the property the vendors have invested significantly in the modernisation of Aerondale.

We are advised that the property benefits from new upvc double glazing, new kitchen and bathroom, new multi fuel stove and has been subject to tanking.

The property is of Woolaway constructions and may be difficult to secure lending.

## THE ACCOMMODATION

### Front Porch



7' 2" x 3' 9" (2.18m x 1.14m) via glazed upvc door with upvc surround, new wood effect upvc half glazed door leading into -

### Entrance Hall



15' 8" x 4' 7" (4.78m x 1.40m) with electric heater, airing cupboard housing hot water tank, storage cupboard with air circulation system. Door into -

### Lounge







15' 4" x 10' 4" (4.67m x 3.15m) a comfortable room with recently installed multi fuel stove on a slate hearth, large double glazed window to front, recently installed patio doors to side, laminate flooring, space for dining table, door into -

## Kitchen



9' 10" x 10' 2" (3.00m x 3.10m) recently installed kitchen comprising of Sage Green base and wall cupboard units with formica working surfaces above, stainless steel drainer sink with mixer tap, space for electric oven, plumbing for automatic washing machine, space for fridge freezer, double



glazed window to side and rear, half glazed stable door to rear, pantry cupboard.



## Front Bedroom 1



10' 2" x 11' 9" (3.10m x 3.58m) a large double glazed window to front.

## Rear Double Bedroom 2



11' 8" x 10' 10" (3.56m x 3.30m) with large double glazed window to rear with lovely views, built in cupboards.

## Wet Room



7' 4" x 6' 8" (2.24m x 2.03m) a pleasant wet room with Mira electric shower, pedestal wash hand basin, half tiled walls, frosted window to rear, Dimplex fan heater.

## Separate W.C.



2' 9" x 4' 1" (0.84m x 1.24m) with low level flush w.c. wash hand basin, frosted window to rear, half tiled walls.

## EXTERNALLY

### To the Front







The property is approached via a tarmac driveway with off road private parking for 1 car with large front forecourt with mature hedgerows to front creating privacy.

## Single Garage



10' 0" x 14' 0" (3.05m x 4.27m) of concrete sectional build with electric connected, up and over door.

Golden gravel chippings to both sides leading to the rear.

## Rear Garden Area

A most attractive rear garden area mostly laid to lawn with a variety of flowers, shrubs and hedgerows.

There is also a Greenhouse and timber Garden Shed.

Lovely views over open fields and open countryside.







## **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**

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**

The property benefits from mains water, electricity and drainage. Recently installed electric heating.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** Level access.

**EPC Rating:** E (49)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

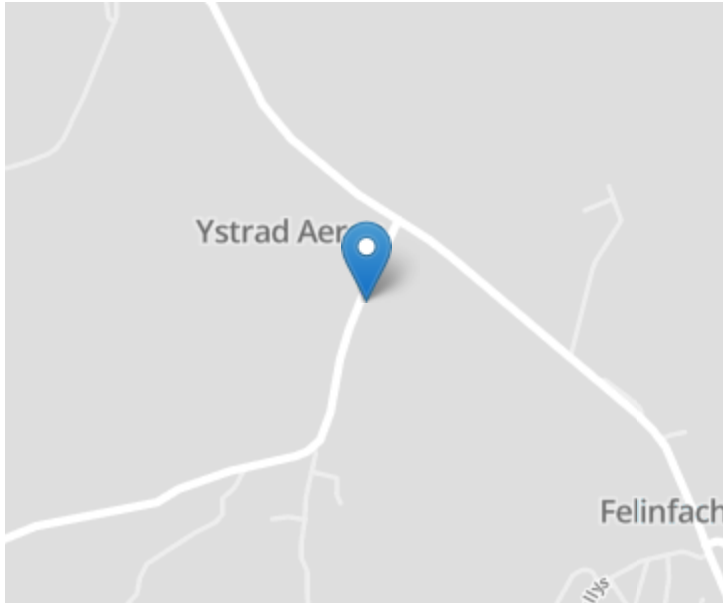
**Any risk of coastal erosion?** No

**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

From Aberaeron follow the A482 road to the village of Felinfach. You will see the Vale of Aeron public house on your left hand side, turn right opposite towards Ystrad Aeron and the property will be found on the left hand side as identified by the agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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 :

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