

*A traditional and imposing country residence set in beautiful grounds. Felinfach, near Lampeter, West Wales*



**Arnant, Felinfach, Lampeter, Ceredigion. SA48 8BD.**

**£330,000**

**REF: R/4716/LD**

\*\*\* A traditional and imposing country residence \*\*\* Detached stone and slate Family home offering 4 bedroomed accommodation \*\*\* Enjoying breath taking views overlooking the picturesque Aeron Valley \*\*\* Country residence offering period character features \*\*\* Potential for a great Family home

\*\*\* Enjoying an extensive plot \*\*\* Detached garage \*\*\* A Gardener's paradise - Beautifully kept gardens with mature hedge being private and not overlooked \*\*\* Lovely level lawned areas \*\*\* Large patio \*\*\* Summerhouse and ornamental Fish pond \*\*\* Gated gravelled driveway with ample parking

\*\*\* Picture perfect setting \*\*\* Quiet country setting yet convenient to Aberaeron and Lampeter \*\*\* Within close proximity to the new Ysgol Dyffryn Aeron Primary School \*\*\* Amenities within the Village of Felinfach with two Village Shops, Public House, Petrol Station, large Gym and Farmers Store \*\*\* A must view country residence - You will not be disappointed



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

## LOCATION



Conveniently located set back off the B4342 Felinfach to Talsarn road, only a mile or so from the Village Community of Felinfach in the Aeron Valley offering a two Village Shops, Post Office, new Ysgol Dyffryn Aeron Primary School, Petrol Station, large Gym, Public House, Places of Worship and Farmers Store, some 5 miles from the University Town of Lampeter, some 8 miles from the Cardigan Bay Georgian and Harbour Town of Aberaeron and half an hour's drive from the University Town Coastal Resort and Administrative Centre of Aberystwyth.

## GENERAL DESCRIPTION



Picture perfect. A traditional stone and slate country residence enjoying breath taking views over the Aeron Valley. Arnant is a substantial 4 bedroomed residence set in glorious gardens being well kept and maintained by the current Owners. The gardens are laid to lawn with various mature shrub and flower borders and beds along with large patio, ornamental Fish pond and summerhouse. The garden is private and not overlooked.

Internally the property enjoys character and period accommodation with many of its original features retained. Although in need of general modernisation it offers a fantastic Family home. It benefits from oil fired central heating and good Broadband connectivity.

It enjoys a convenient location set centrally between Lampeter and Aberaeron and close to a range of amenities within the Village of Felinfach.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALL

With solid front entrance door, quarry tiled flooring, staircase to the first floor accommodation.



## SITTING ROOM

12' 8" x 11' 9" (3.86m x 3.58m). With original timber flooring, radiator, double aspect windows, picture rail.



## LIVING ROOM

20' 1" x 12' 4" (6.12m x 3.76m). Formerly being two reception rooms and now offering a generous Family living area with windows to the front and rear over the garden, two radiators, cast iron open fireplace with timber surround, part quarry tiled flooring, part tiled flooring.



## KITCHEN

15' 9" x 8' 6" (4.80m x 2.59m). A fitted kitchen with a range of wall and floor units, stainless steel double drainer and sink unit, electric oven, 4 ring hob, plumbing and space for automatic washing machine, two windows overlooking the patio and garden area, solid rear entrance door, understairs storage cupboard.



## FIRST FLOOR

### GALLERIED LANDING

With picture window enjoying views over the rear garden.



### BEDROOM 3

12' 9" x 8' 6" (3.89m x 2.59m). With original timber flooring, radiator, enjoying views over the rear garden, built-in wardrobes.



## BATHROOM

Having a 3 piece suite comprising of a panelled bath, low level flush w.c., pedestal wash hand basin, radiator, airing cupboard housing the hot water cylinder and immersion.



### BEDROOM 2

12' 6" x 7' 8" (3.81m x 2.34m). With radiator, enjoying fantastic overlooking the Aeron Valley, original timber flooring.



## BEDROOM 4

8' 2" x 6' 3" (2.49m x 1.91m). With original timber flooring, radiator, enjoying fantastic views overlooking the Aeron Valley.



## BEDROOM 1

12' 5" x 11' 4" (3.78m x 3.45m). With double aspect windows enjoying breath taking views over the Aeron Valley, radiator, original timber flooring.



## EXTERNALLY

### LEAN-TO BOILER ROOM

7' 4" x 5' 6" (2.24m x 1.68m). Housing the Worcester oil fired central heating boiler running all domestic systems within the property.



### DETACHED GARAGE

17' 7" x 15' 10" (5.36m x 4.83m). With and up and over door and side service door, electricity connected.



### SUMMERHOUSE



## GARDEN

A Gardener's paradise. The property enjoys a glorious garden area being extremely well maintained by the current Vendors offering fantastic colour all year round. The garden is private and not overlooked with mature hedge rows. The garden boasts level lawned areas with a large patio and various flower and shrub borders/beds. It also enjoys a range of mature native and ornamental trees which provides the most fantastic outdoor space. Truly needs to be seen to be believed. The garden also provides an ornamental Fish pond and a delightful well stocked front courtyard garden.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)

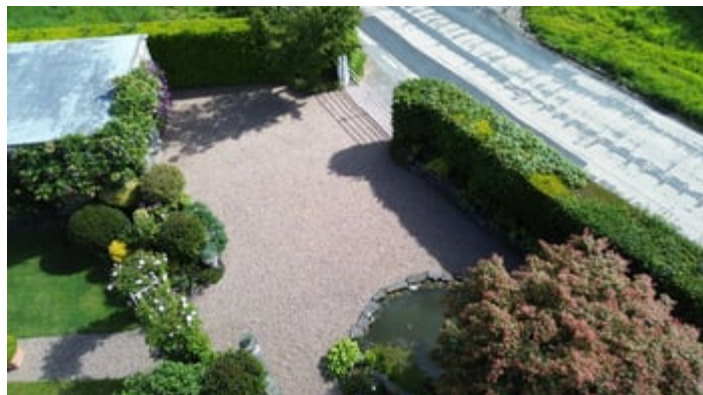


## POND



## PARKING AND DRIVEWAY

The property enjoys a gated gravelled driveway with ample parking and turning space with a delightful gravelled driveway leading to the rear entrance door.



## FRONT OF PROPERTY



## REAR OF PROPERTY



## POSITION



## AERIAL VIEW



## TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

## COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'E'.

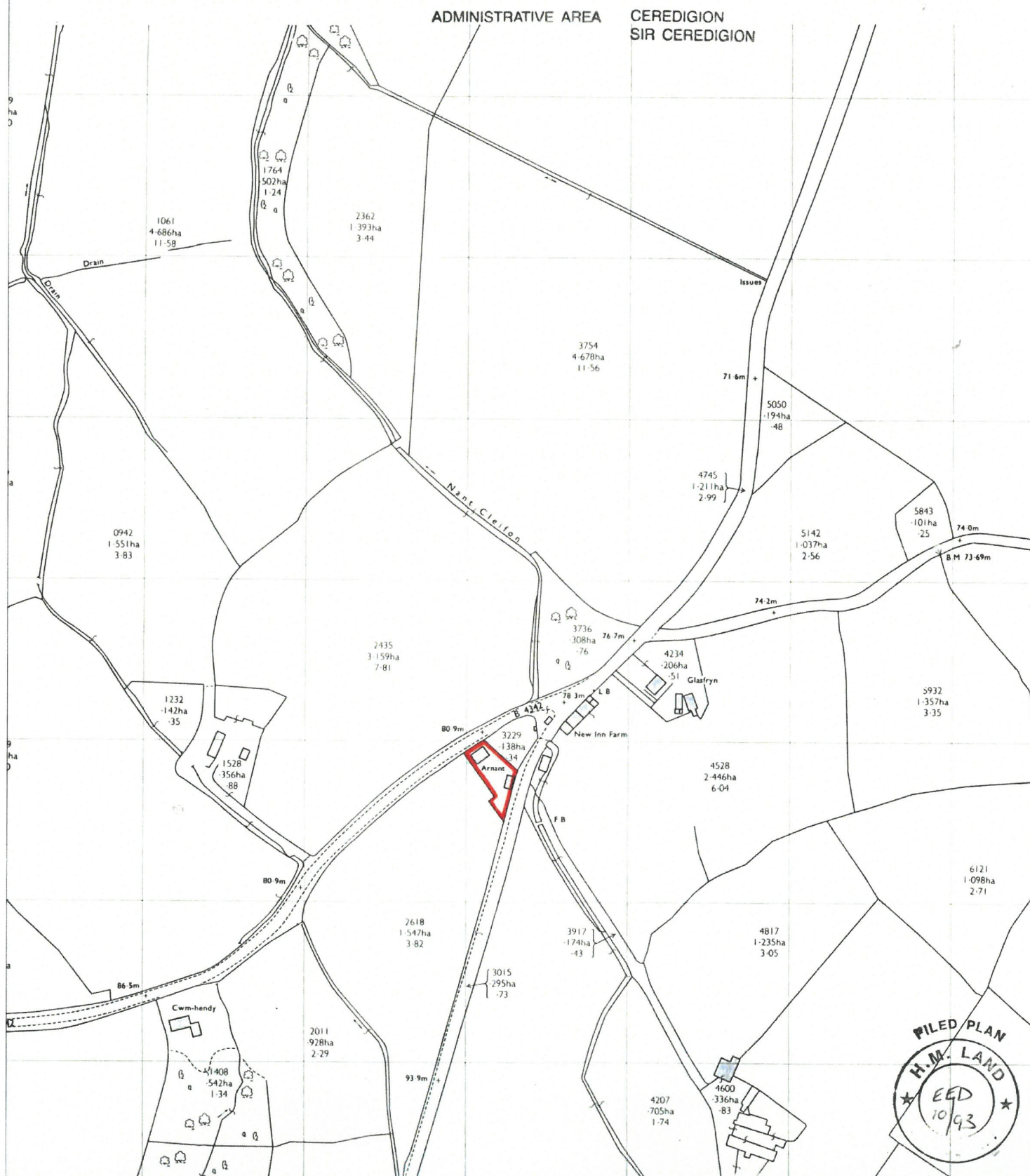
## MONEY LAUNDERING REGULATIONS

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, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

H.M. LAND REGISTRY		TITLE NUMBER
		<b>WA688554</b>
ORDNANCE SURVEY PLAN REFERENCE	SN5455	Scale 1/2500
COUNTY <del>DYFED</del>		DISTRICT <del>CEREDIGION</del> © Crown Copyright



**Council Tax:** Band E

N/A

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

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

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

**Flooding Sources:**

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

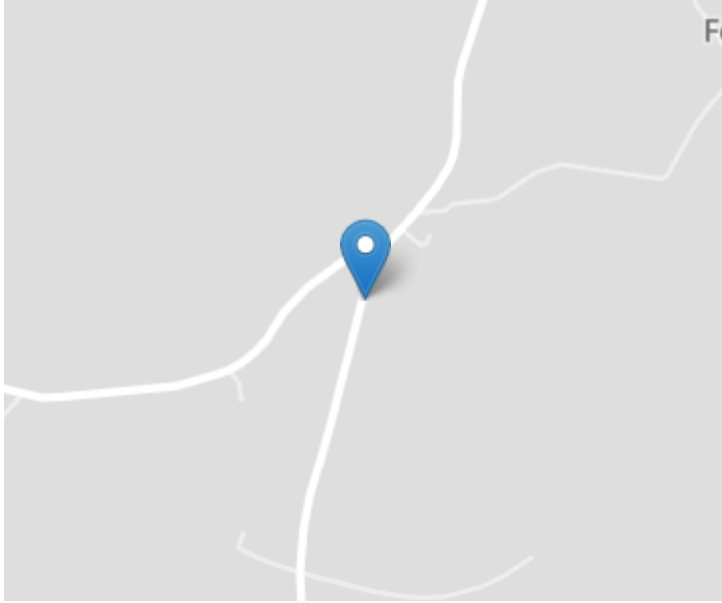
**Any risk of coastal erosion?** No

**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 Lampeter take the A482 towards Aberaeron. In Creuddyn Bridge turn right by the thatched farmhouse onto the B4337 Talsarn road. Continue down the hill and before you reach the crossroads to 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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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