

Regulated by:



Since 1989

Outstanding new 4 Bedroom Detached Dwelling. Felinfach. Near Aberaeron/Lampeter. West Wales.



Can yr Afon, Ystrad Aeron, Felinfach, Ceredigion. SA48 7QB.

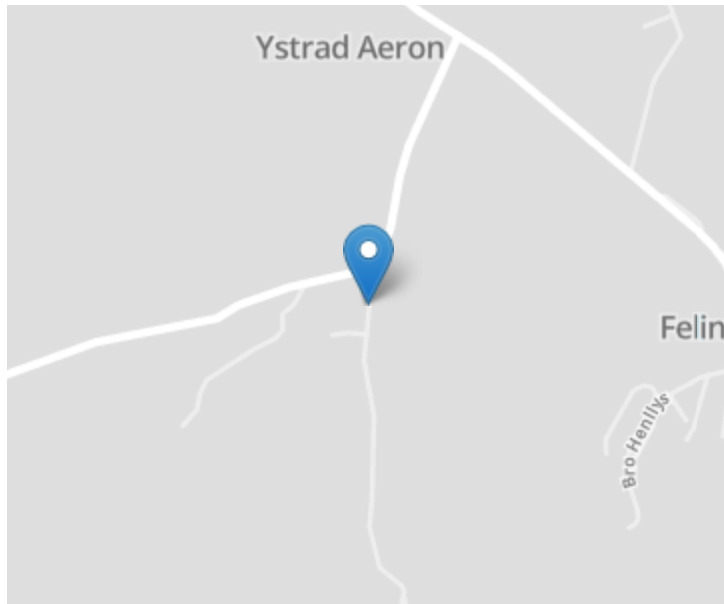
R/3469/RD

£450,000

**** Outstanding well presented 4 Bedroom (4 Bath) Dwelling ** Exceptional build quality ** High end fixtures and fittings
** Central village location ** Walking distance to local amenities ** Private Garage and off-road parking ** Luxury garden
space ** Energy efficient with low running energy costs ** Air source heating ****

**** AN OPPORTUNITY NOT TO BE MISSED WITHIN THIS POPULAR RURAL VILLAGE ****

The Dwelling is situated within the village of Ystrad Aeron/Felinfach on the A486 road leading from Aberaeron to Lampeter. The village offers a good level of local amenities including primary school (soon to be replaced by a new area community school in the village), village shop and post office, petrol station, places of worship, community public house, agricultural merchants and excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the west with its local cafes, bars, restaurants, secondary school, community health centre and beaches. The university town of Lampeter is some 15 minutes drive to the east with supermarkets, secondary school, university and connections to Carmarthen and the M4.



General

Redwood Homes Ltd are a reputable local developer, well known for providing highly efficient and good quality homes through the region.

The house is finished to the highest order with high specification Kitchen and Bathrooms and quality living accommodation.

The property is run by an efficient air source heating system which provides under-floor heating on the ground floor and radiator system on the 1st floor.

A private Garage is also provided to the side of the dwelling with off-road parking.

A truly exceptional dwelling in this popular village and an opportunity not to be missed.

GROUND FLOOR

Entrance Hallway

10' 9" x 10' 9" (3.28m x 3.28m) Accessed via composite door with side window to front, glass panel staircase to 1st floor, understairs cupboard, tiled flooring, Velux rooflight over allowing excellent natural light.



Lounge

14' 5" x 19' 7" (4.39m x 5.97m) (into bay window) A large family living room with feature bay window to front allowing excellent natural light and potential window seating area, feature electric fire and TV wall providing a focal point within this room, multiple sockets.





Kitchen

With grey gloss base and wall units, quartz worktop and drainer, kitchen island with Lamona induction hobs and extractor over, Franke stainless steel sink with black mixer tap, Lamona double oven, grill and microwave with warm plate drawer, fitted dishwasher, fitted fridge/freezer, wine fridge, saucepan drawers throughout, tiled flooring, spotlights to ceiling, glass patio door to garden, rear window overlooking garden, multiple sockets, TV point and space for large dining table or additional seating.





Bedroom 1/Study/Play Room

11' 5" x 12' 7" (3.48m x 3.84m) Double Bedroom, window to front, multiple sockets, TV point, connecting door into:



Utility Room

11' 1" x 8' 6" (3.38m x 2.59m) Range of gloss grey base and wall units, quartz worktop and drainer, plumbing for washing machine, tiled flooring, multiple sockets, rear window and glass panel door to garden.



En-suite

4' 5" x 11' 6" (1.35m x 3.51m) High quality facility with 4'8" tiled walk-in shower with side glass panel and black shower appliances including waterfall head, luxurious vanity unit with integrated single wash hand basin and WC, heated towel rail, connecting door to Utility Room.



FIRST FLOOR

Landing

via glass panel staircase with Velux rooflight over, walk-in airing cupboard with slatted shelving.



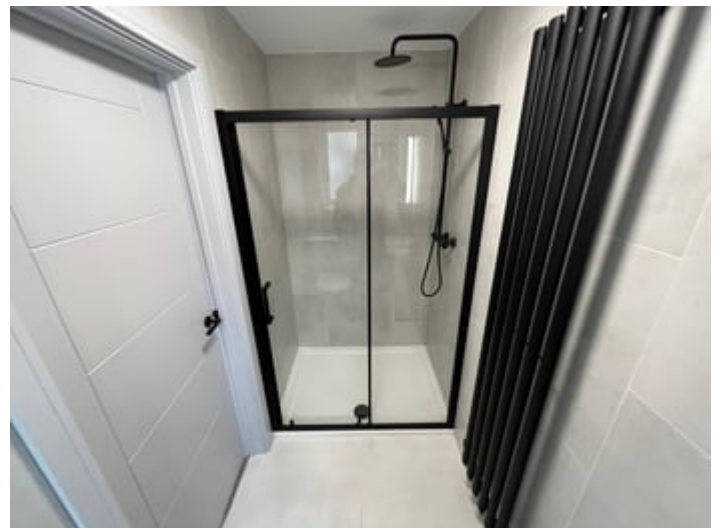
Master Bedroom

13' 8" x 11' 5" (4.17m x 3.48m) Double Bedroom, window to front, radiator, multiple sockets, TV point.



En-suite

with 4' enclosed shower unit with waterfall head, heated towel rail, luxurious vanity unit and integrated WC and single wash hand basin, side window, fully tiled walls and flooring.



Bedroom 3

13' 8" x 11' 3" (4.17m x 3.43m) Double Bedroom, multiple sockets, radiator, 2 x Velux rooflights, access to Loft.



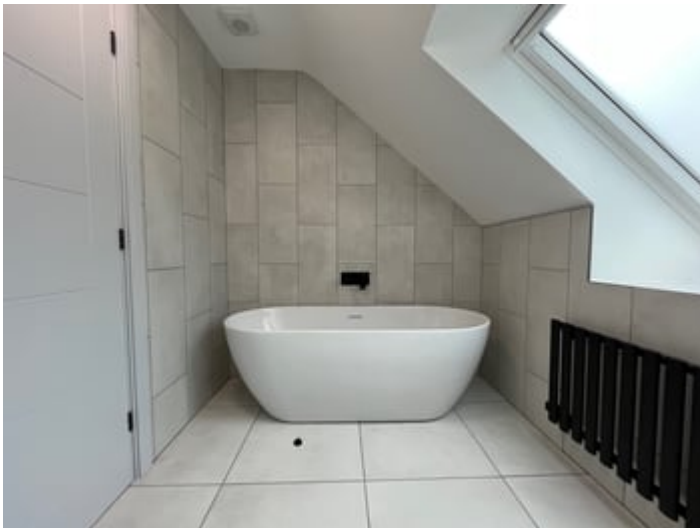
Bedroom 4

12' 6" x 11' 9" (3.81m x 3.58m) Double Bedroom, window to front, multiple sockets, radiator.



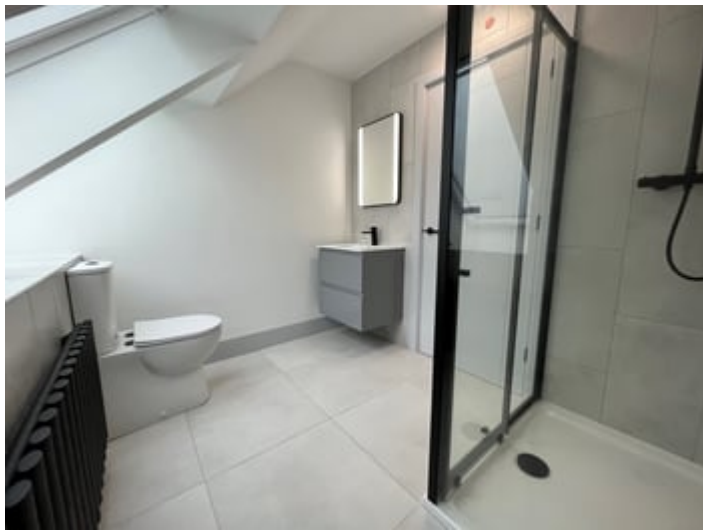
Bathroom

6' 5" x 8' 6" (1.96m x 2.59m) White Bathroom suite with central roll top bath, single wash hand basin and vanity unit, heated towel rail, WC, fully tiled walls and flooring.



En-suite

6' 5" x 8' 5" (1.96m x 2.57m) With fully tiled enclosed shower unit with waterfall head, single wash hand basin and vanity unit, WC, heated towel rail, 2 x Velux rooflights.



EXTERNALLY

To Front

The property is approached from the adjoining county road into the front driveway and garden area with ample parking for 3+ vehicles and access to:



Garage

21' 7" x 12' 4" (6.58m x 3.76m) with composite electric roller door, concrete base, rear window and doors to garden, multiple sockets, access to Loft.



Rear

Side footpath leading from the front garden area to a rear enclosed garden area with concrete post and timber panel fencing providing a private garden area currently laid to lawn with an extended patio area from the Dining Room.



Aeron public house) and continue along this road for approximately 500 yards reaching the bend taking the left hand junction after this bend and the property is the 2nd on the left hand side.

Energy Efficiency Rating

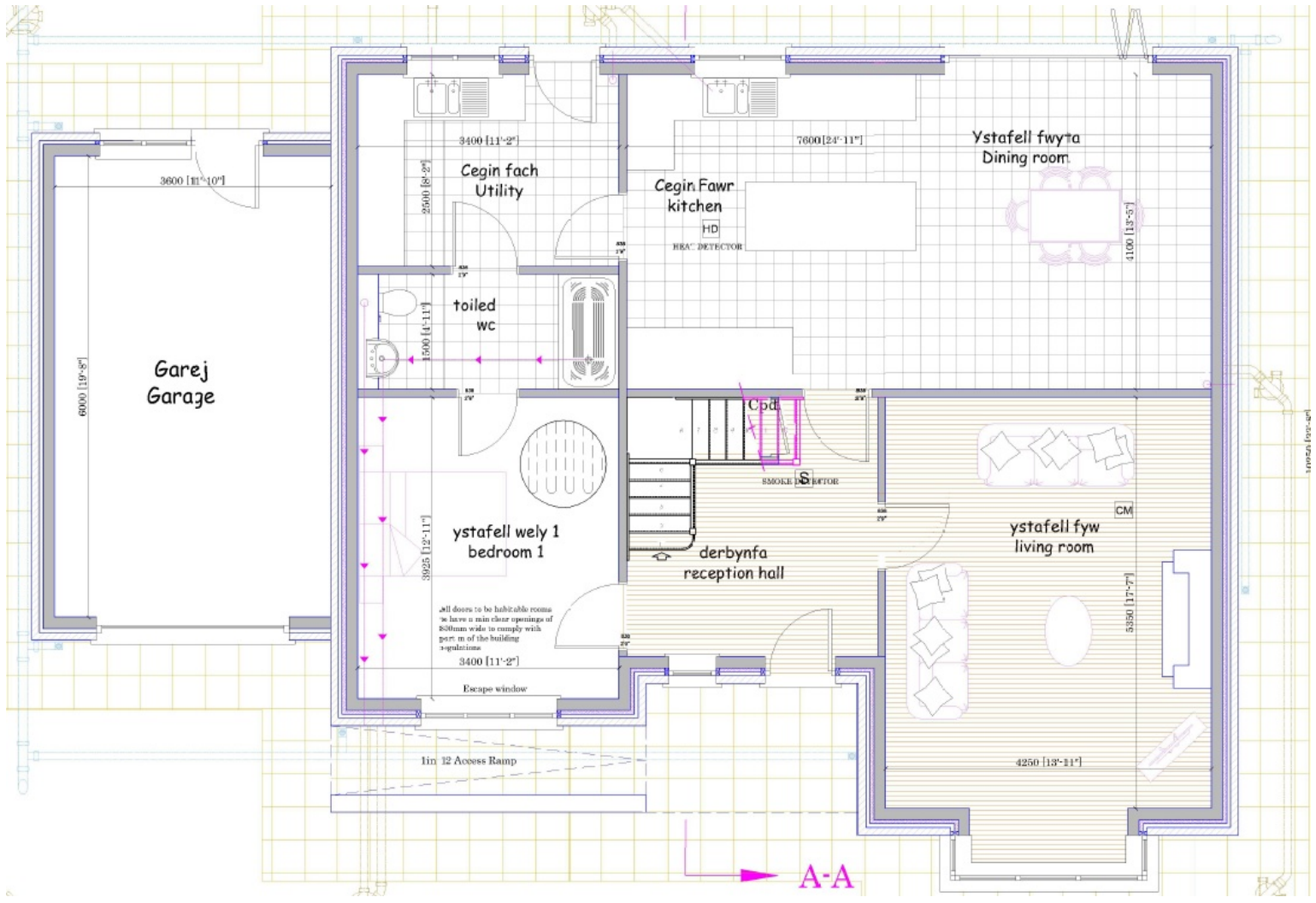
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Services

We are advised the property benefits from mains water, electricity and drainage. Air source central heating. Underfloor heating on the Ground Floor.

Directions

From Aberaeron head east on the A486 signposted Lampeter continuing through the village of Ciliau Aeron and into Felinfach. On entering the village you will pass the Brynog Arms and the church on your right hand side taking the next right hand turning signposted Dihewyd (opposite the Vale of



All doors to be habitable rooms
to have a min clear openings of
800mm wide to comply with
part m of the building
regulations

