

*An extremely desirable substantial detached 5 bed (en-suite) residence set in just under an acre of beautiful gardens and grounds. In the Aeron Valley Village of Felinfach Near Aberaeron.*



**Bron Ystrad, Felinfach, Lampeter, Ceredigion. SA48 7PG.**

**£475,000**

**Ref R/4285/ID**

**\*\*An impressive most desirable and substantial detached residence\*\*Set in just under 1 Acre of luscious grounds\*\*5 Bed Accommodation\*\*Double Garage\*\*Lovely mature gardens\*\*Private edge of village location\*\* Recently renovated to a good standard including full re-wire, new electric heaters throughout, solar panels with 5Kwh storage battery and CCTV\*\*Convenient to an excellent range of local amenities\*\*This spacious family home benefits from an elevated position to take full advantage of the glorious views whilst Red Kites fly over head \*\***

The Accommodation provides - Ground Floor Porch, Ent Hall, Bathroom, Sep w.c. 2 Double Bedrooms, Spacious Lounge, Dining Room, Kitchen, Side Hallway, Utility Room, Fuel Store with Boot Room and separate w.c. First Floor Galleried Landing, 3 Further Double Bedrooms. Double Garage/Gym. Extensive Grounds with roadside frontage on two sides (potential future development etc).

The village of Felinfach offers shops/supermarket, Filling Station, 2 Pubs, New Super Primary School, is on a bus route and only some 5 miles from Cardigan Bay at the Georgian Harbour town of Aberaeron. Some 7 miles from the University town of Lampeter.



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## GROUND FLOOR

### Front Porch

With double glazed sliding entrance doors. Glazed door leads through to -

### Entrance Hall

22' 8" x 11' 0" (6.91m x 3.35m) (Max) recently carpeted floor, electric 'Gabbardon' heater, understairs storage cupboard. Stairs rising to first floor.



### Downstairs Bathroom

8' 2" x 5' 5" (2.49m x 1.65m) part tiled having a White suite comprising of a walk in shower with Aqualisa electric shower above, shower panelled walls, pedestal wash hand basin, electric radiator, Dimplex heater, shaver point, double glazed

window to front.



### Separate W.C.

With marley tiled floor, low level flush w.c. frosted window to side.

### Front Double Bedroom 1

12' 5" x 11' 10" (3.78m x 3.61m) with large double glazed window to front, electric heater, wall lights, pedestal wash hand basin with mirror above, built in wardrobe with sliding mirror doors.



### Rear Double Bedroom 2 (currently used as an Office)

12' 2" x 12' 1" (3.71m x 3.68m) with electric heater, pedestal wash hand basin, built in wardrobes with sliding mirror doors. Double glazed window to rear overlooking garden.



### Spacious Open Plan Lounge

25' 0" x 11' 10" (7.62m x 3.61m) with double aspect windows including 13'3" patio doors overlooking the rear garden. Fireplace housing a wood burning stove on a slate hearth. Wall lights, electric heater, recently carpeted. 6' archway into -



### Dining Room

12' 10" x 9' 1" (3.91m x 2.77m) with electric heater. Double glazed window to side overlooking garden. Door through to entrance hall. Door through to -



### **Kitchen/Breakfast Room**

17' 0" x 8' 1" (5.18m x 2.46m) with a range of modern Forest Green base and wall cupboard units with Oak effect Formica working surfaces above, Belling range electric oven with 5 ring induction hob, Belling extractor hood, integrated appliances including Bosch fridge freezer and dishwasher, inset white ceramic 1½ drainer sink, tiled splash back, double glazed window to front and side. Spot lights. Electric heater.



### **Please Note -**

The kitchen is of good quality and is from WREN.

### **Side Hallway**

With front and rear exterior doors. Tiled flooring.



### Utility Room

7' 11" x 7' 2" (2.41m x 2.18m) with plumbing for automatic washing machine, stainless steel drainer sink, double glazed window to side, power points. Fitted cupboard.



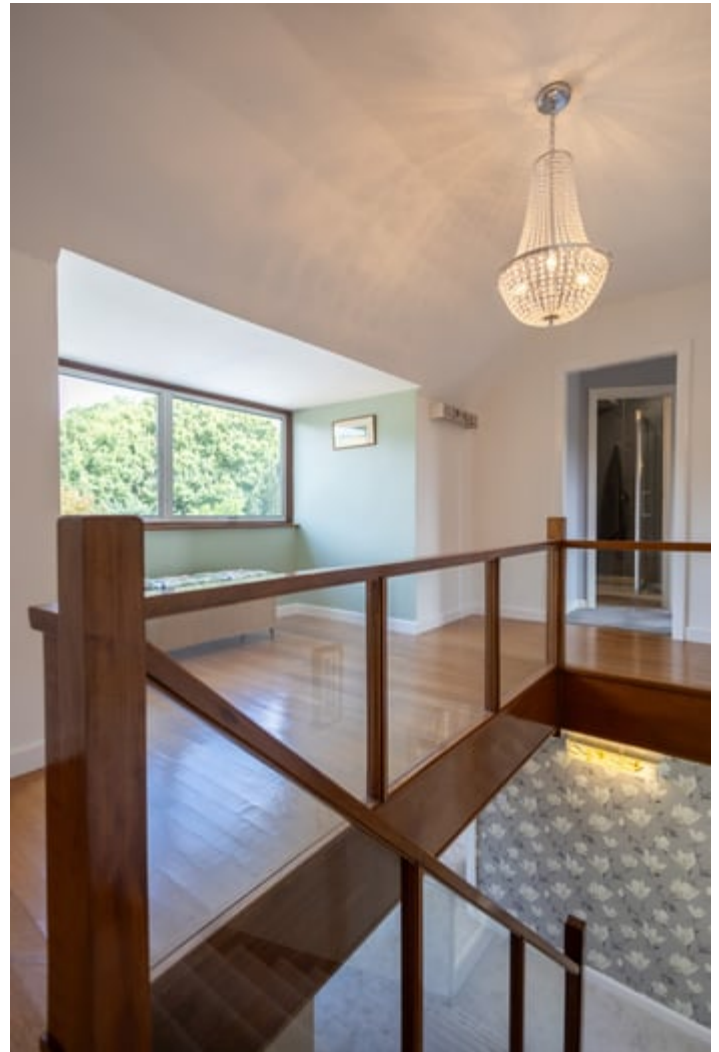
### Separate W.C.

With gloss grey vanity unit with inset wash hand basin, low level flush w.c. frosted window to side.

## FIRST FLOOR

### Central Galleried Landing

Approached via a grand hardwood staircase with glass balustrade from the Entrance Hall. Solid oak flooring. Large dormer window with lovely views



### Double Bedroom 3

16' 1" x 12' 0" (4.90m x 3.66m) with electric heater. Pedestal wash hand basin. Large built in wardrobe. Wall lights. Cupboard housing the hot water cylinder tank. Access to under eaves and roof space which gives excellent potential for providing an En Suite shower room. Double glazed window to rear with lovely views over open countryside.



#### Rear Double Bedroom 4

12' 10" x 12' 2" (3.91m x 3.71m) 12' 10" x 12' 2" (3.91m x 3.71m) (max) with electric heater, built in wardrobes, double glazed window overlooking open countryside. TV point.



#### Rear Double Bedroom 5

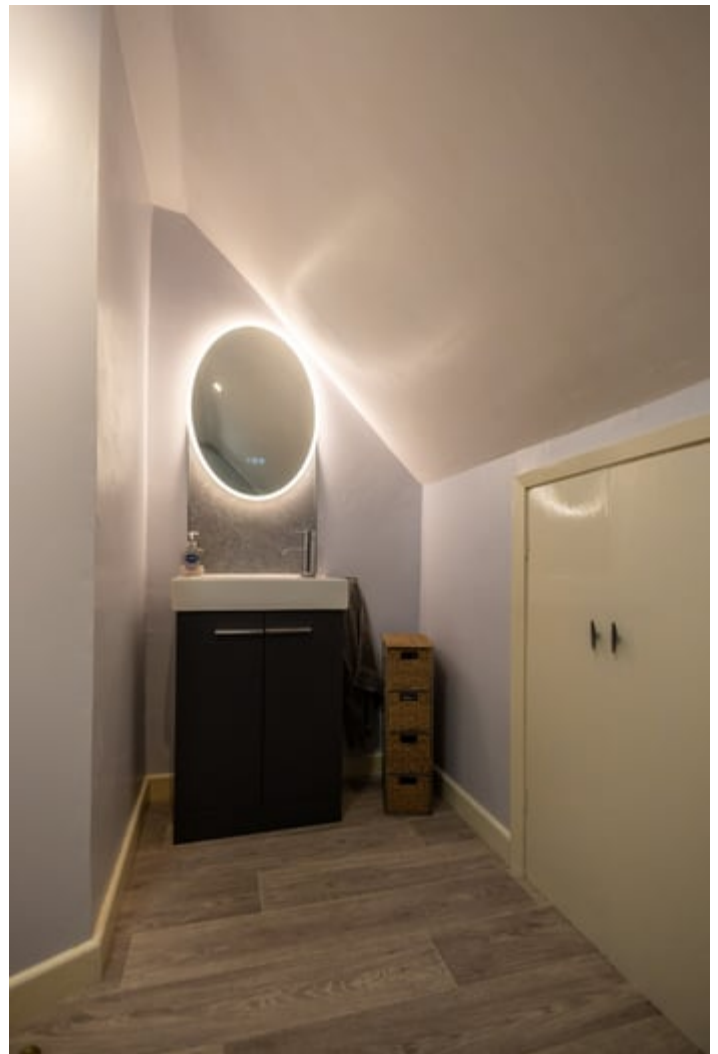
17' 8" x 11' 8" (5.38m x 3.56m) with electric heater. Double aspect window enjoying far reaching views over the village and the Vale of Aeron. Door into -





### Modern En Suite Shower Room

7' 7" x 9' 0" (2.31m x 2.74m) with a modern 3 piece white suite comprising of a corner walk in shower unit with electric shower above, dual flush w.c. Gloss white vanity unit with inset wash hand basin, pvc lined boards, extractor fan, spot lights, modern electric radiator.



### EXTERNALLY

#### To the Front

The property is approached off a C Class road by its own private driveway leading onto the forecourt which provides ample turning and parking space for several vehicles. Leads through to -

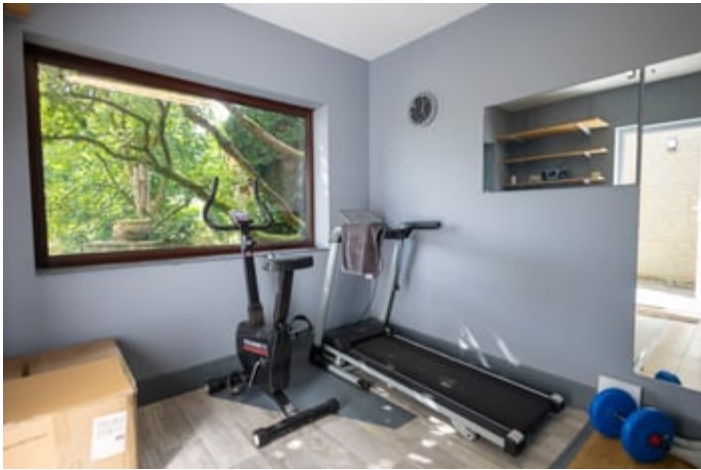


#### Double Detached Garage

18' 6" x 17' 0" (5.64m x 5.18m) with automatic up and over door (Has potential for either conversion or addition at first floor level to provide a self contained living unit - subject to

obtaining the necessary consents).

Gym Room - to the rear of the garage.



### The Grounds.

The grounds are spacious extending to some 0.9 Acres or thereabouts. Attractive feature of the property is its mature and private garden. The grounds are mainly laid down to lawn with well established trees and bushes which provide an abundance of colour, also included are apple trees and a fruit cage. Rear large south facing patio area.

The Grounds has roadside frontage on two sides and is considered to have possible potential for residential development - subject to obtaining the necessary consents.







**To the Side**

Aluminium Greenhouse.

## **PLEASE NOTE -**

The current vendors have applied for planning permission at the end of the grounds for a detached residence.

Should the planning be passed : The vendors will review the sale price and may section off the plot and advertise separately.

## **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.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

Mains Electricity, Water and Drainage. Newly installed 'Gabbardon' heating system. Solar PV Panels. Double Glazing. Cavity wall insulation. Additional roof space insulation.

Council Tax Band -

Approximate Gross Internal Area  
231.1 sq m / 2488 sq ft




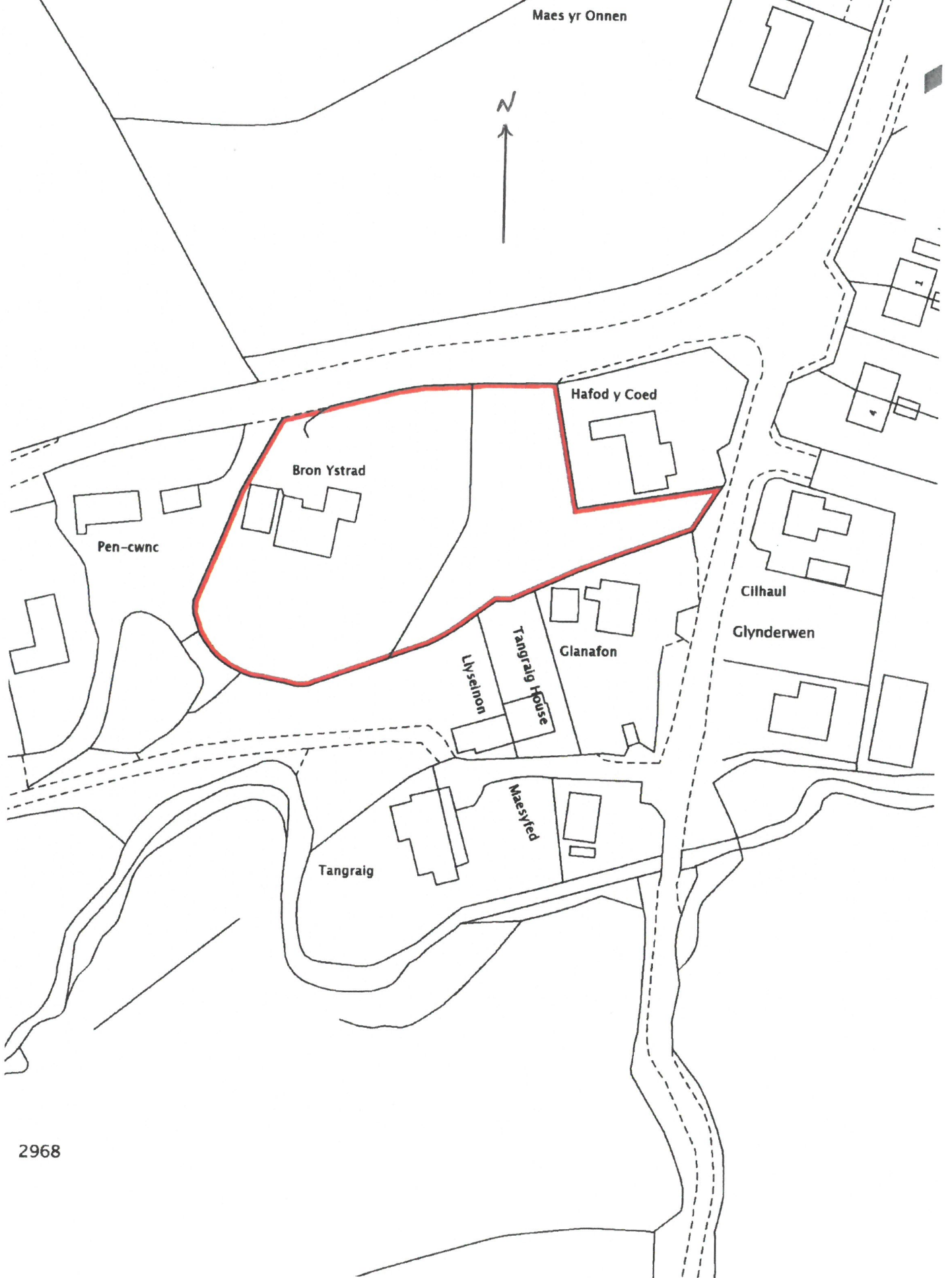
 = Reduced headroom below 1.5 m / 50

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © (ID429810)






### Directions

From Aberaeron proceed South East on the A482 Lampeter road through the first village of Ciliau Aeron to the next village of Felinfach. As you enter the village take the first right hand turning opposite the Vale of Aeron public house onto the Dihewyd road. After some 500 yards the road will fork right up hill towards Dihewyd and this property will be seen as the second on the left hand side.

### 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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(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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