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Local knowledge, National coverage

Attention 1st time buyers. Impressive and immaculately presented semi detached home. Completed to the highest standard. Felinfach near Lampeter/Aberaeron Cardigan Bay - West Wales.









4 Clos Megan Ystrad Aeron, Felinfach, Ceredigion. SA48 7FB.

£272,500

REF R/5453/RD

Immaculately presented and impressive 3 bed semi detached home Deceptively spacious accommodation**Great opportunity to get on the housing ladder**Parking for 6+ vehicles**Large private rear garden space**Useful garden building and feature pergola**No expense spared and the highest quality fixtures and fittings**3 Double Bedrooms**Constructed by a reputable local developer**Energy efficient low running costs**Level walking distance to village centre and amenities**AN IDEAL 1ST TIME BUYER/FAMILY HOME DWELLING OR INVESTMENT IN A POPULAR RURAL VILLAGE WITH EXCELLENT LOCAL AMENITIES**

The property is situated within Felinfach which offers a new local primary school with excellent leisure facilities, community public house, petrol station, post office, mini supermarket, places of worship, active village hall, excellent public transport connectivity. The village lies equidistance between the town of Lampeter and the Georgian harbour town of Aberaeron with its popular cafes, bars and restaurants.

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GENERAL

Immaculately presented and spacious 3 bedroom semi detached home built to the highest order with no expense spared on the quality of the fixtures and fittings chosen by the current occupiers.

The property benefits from impressive quality features including -
Oak flooring and oak doors throughout.
Underfloor heating via an efficient Air Source heat pump.

To the front the property benefits from ample off road parking with space for 6+ vehicles with side parking area.

To the rear is an impressive rear garden space enjoying a south facing aspect with extending patio and pergola from the kitchen and dining area. Also a separate timber frame garden room ideal for home working/man cave/hobby room.

ALL IN ALL A WONDERFUL PROPERTY - AN IDEAL OPPORTUNITY TO GET ONTO THE HOUSING LADDER.

GROUND FLOOR

Entrance Hallway





Accessed via glass panel composite door with tile flooring, staircase to first floor.

Cloak Room



4' 4" x 3' 3" (1.32m x 0.99m) with w.c. single wash hand basin and vanity unit, front window, tiled flooring.

Living Room









17' 9" x 13' 1" (5.41m x 3.99m) a good sized family living room with feature oak herringbone pattern flooring, large window to front allowing excellent light, multiple sockets, tv point, tastefully clad walls, access to understairs cupboard with tiled flooring.

Kitchen/Dining Room













15' 7" x 11' 3" (4.75m x 3.43m) with an excellent range of high quality light Grey base and wall units with wood effect worktop, fitted dishwasher, double oven and grill, rear window and patio door to garden, 1½ ceramic sink and drainer with mixer tap, tiled splash back, integrated fridge, electric hobs with extractor over, space for 4+ persons dining table, tiled flooring, spot lights to ceiling.

Utility Room





10' 5" x 5' 1" (3.17m x 1.55m) with matching base and wall units to the kitchen with wood effect worktop, tiled splash back, single bowl sink, plumbing for washing machine, space for tumble dryer, tiled flooring, external door to garden.

FIRST FLOOR

LANDING



With storage cupboard. Access to loft via drop down ladder. The loft is boarded and insulated.

En Suite



With enclosed corner shower with power shower, w.c. single wash hand basin and vanity unit. Tiled flooring.

Rear Bedroom 1





11' 8" x 11' 0" (3.56m x 3.35m) a comfortable double bedroom with window to south facing garden, heated towel rail, separate radiator, large wardrobe with sliding mirror doors, tv point, multiple sockets.

Front Bedroom 2







13' 11" x 12' 5" (4.24m x 3.78m) a large double bedroom with multiple sockets, radiator, window to front.

Bedroom 3



11' 7" x 8' 7" (3.53m x 2.62m) a double bedroom, currently used as a music room with radiator, wood effect flooring, built in storage unit, front window, radiator, multiple sockets.

Bathroom





7' 4" x 6' 6" (2.24m x 1.98m) a modern white suite with panel bath with shower over, tiled flooring, heated towel rail, w.c. single wash hand basin and vanity unit.

EXTERNALLY

To the Front

The property is approached via the adjoining county road into a private parking and turning area with 6+ vehicles to park with level access to the dwelling via a high quality porcelain footpath and side gravel area leading to the rear.















Large private rear garden area

Laid to lawn with extending patio from the kitchen and dining area. Feature pergola providing an excellent sheltered external space, a notable feature of the property.













Timber Garden Shed.

14' 0" x 12' 0" (4.27m x 3.66m) with double doors to side, window to front, tv point, electric connection.





VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been

accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

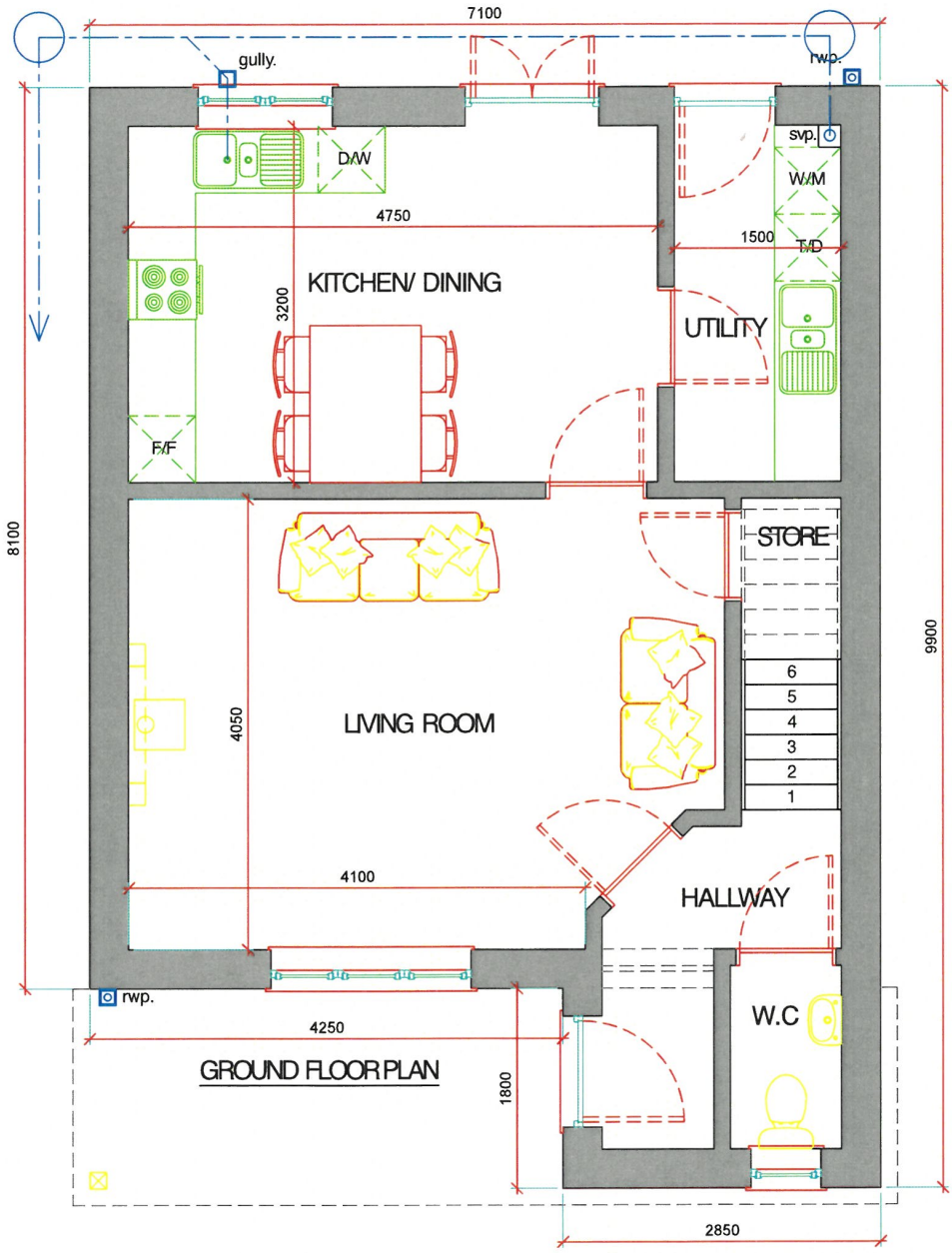
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

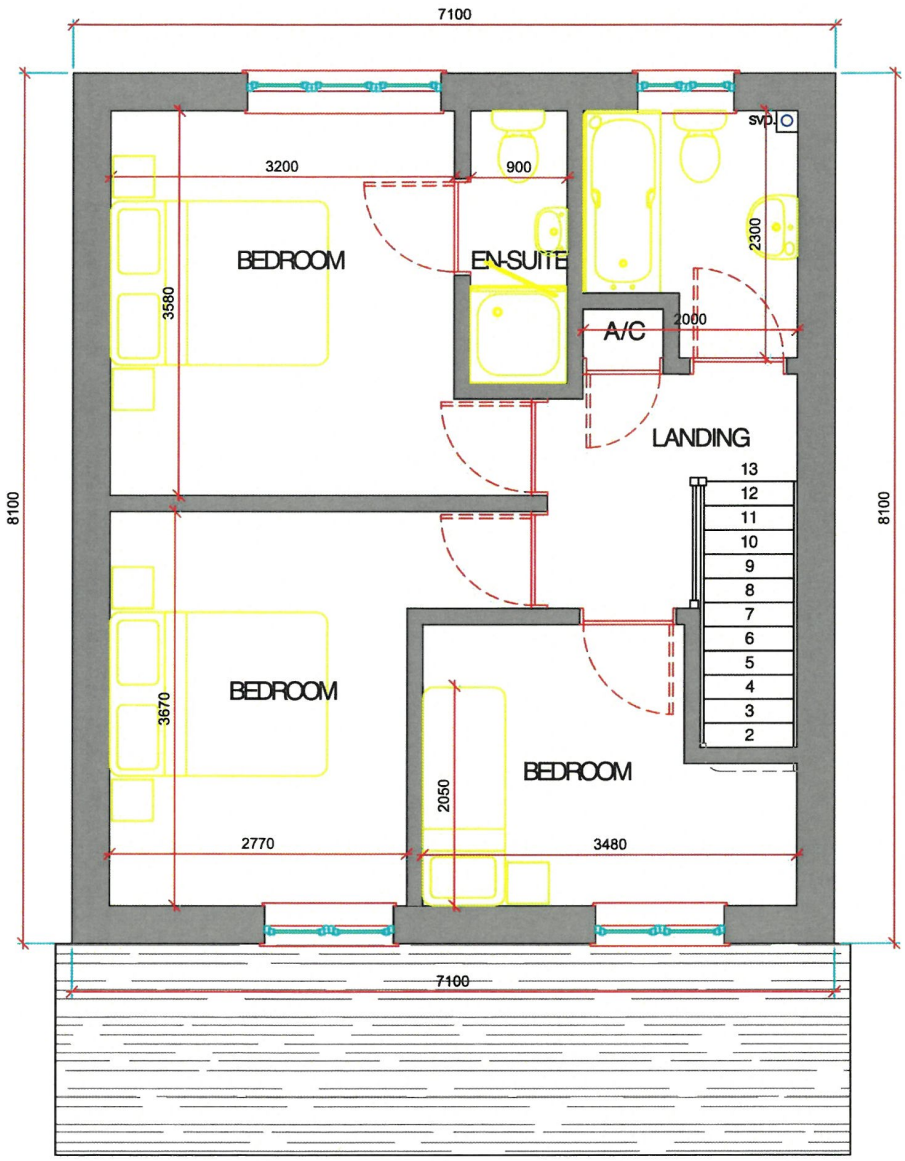
Services

The property benefits from mains water, electricity and drainage. Energy efficient air source heating system with underfloor heating throughout the ground floor.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.


7100
gully.
rwp.
svp.
D/W
W/M
4750
1500
T/D
KITCHEN/ DINING
3200
UTILITY
F/F
8100
9900
STORE
LIVING ROOM
4050
6
5
4
3
2
1
4100
HALLWAY
rwp.
W.C
4250
GROUND FLOOR PLAN
1800
2850



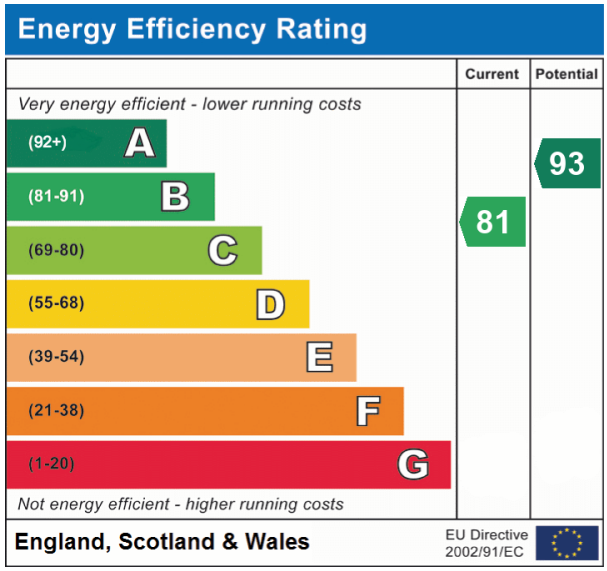
FIRST FLOOR PLAN

MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Driveway. Private.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: B (81)
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

At Ystrad Aeron heading north towards Lampeter on the A482, turn right opposite The Vale of Aeron public house and proceed along this road for approximately 300 yards and the development site is located on the right hand side as identified by the agents for sale board.

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

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