

Ffynnon Cae Forest Road, Lampeter

Lampeter

Prices From £460,000



Ffynnon Cae Forest Road

Lampeter, Lampeter

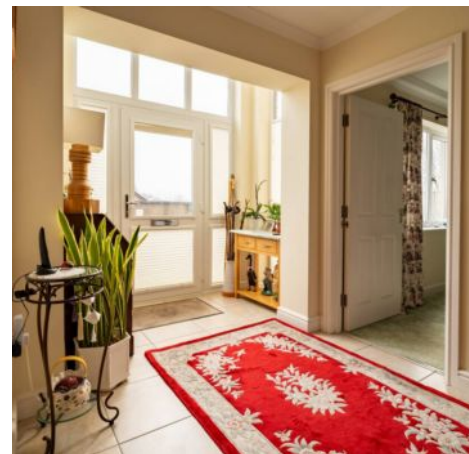
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Rural location
- Close to Lampeter
- Very large home



Entrance

Entrance leading to

Entrance Porch

UPVC Double glazed door and windows to the side, leading into a full height entrance hall with a feature window and tiled flooring, stairs to the first floor landing:

Entrance Hall

Built in under stairs, Cupboard and doors to principal rooms.

Cloakroom

Pedestal wash hand basin, low level WC and heated towel rail, part tiled walls, tiled flooring and extractor fan, Shaver light point and UPVC Double glazed window, Coved ceiling.

Living Room

26' 9" x 12' 9" (8.16m x 3.89m)

Dual aspect, fitted electric fireplace, coved ceiling, UPVC double glazed windows to the front and rear which overlooks an attractive rear garden.

Dining Room / Study

Door from entrance Hall, Double UPVC French doors to rear garden, coved ceiling, oak laminate wood flooring.

Garden Room

14' 9" x 8' 10" (4.50m x 2.70m)

Door from kitchen leads into a superb triple aspect garden room with extensive views from all three sides, co ceiling, tiled floor, inset spot lighting, Patio doors leading to the outside.

Kitchen / Breakfast Room

25' 3" x 11' 4" (7.70m x 3.45m)

Attractive range of eye and base level units, and a Range cooker with gas hob and electric ovens, with extractor hood above, a single drain stainless steel sink unit with mixer tap, UPVC Double Glazed windows with excellent countryside views to the front. Larder cupboard and a built in Fridge Freezer, inset spot lighting above, built in Hotpoint Dishwasher, part tiled walls, space for a large dining table.

Utility Room





REAR GARDEN

Very secluded, lawn area space, access to greenhouse, oil tank , Extensively landscaped garden with flourishing shrubbery retained by railway sleepers, enclosed by timber panel fencing, backing on to woodland, two side gates lead to the front of the house.

GARAGE

Single Garage

9.75m x 6.40m



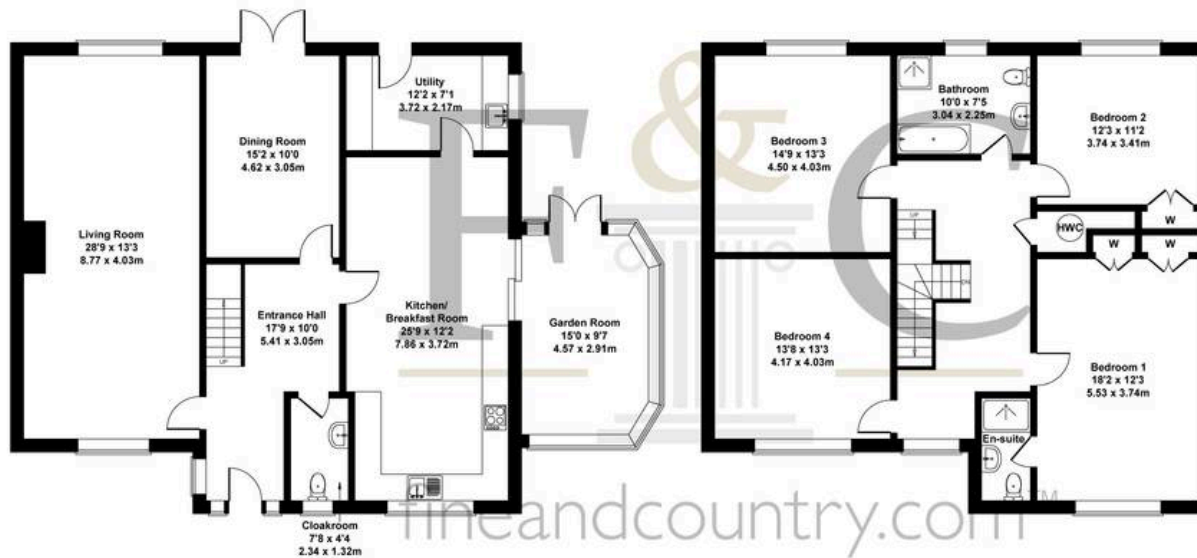


Ffynnon Cae, Maeshyfryd, Forest Road, Lampeter, Ceredigion

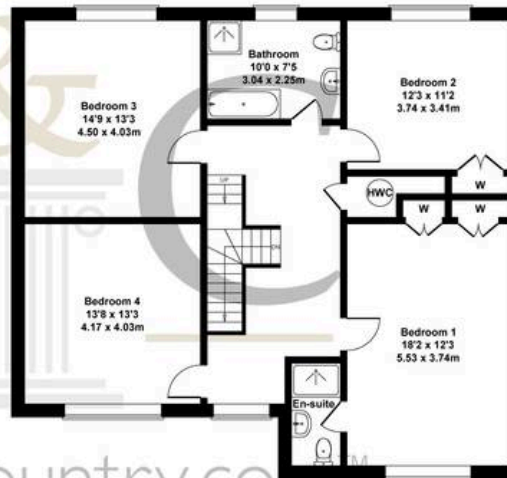
Approximate Gross Internal Area
3477 sq ft - 323 sq m



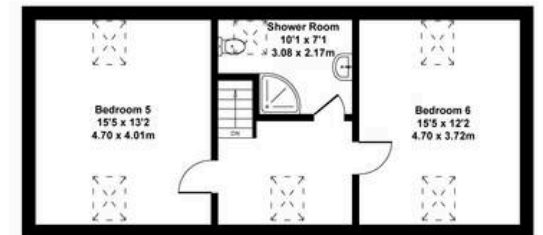
BASEMENT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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