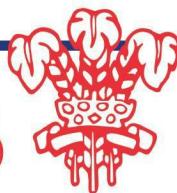


# EVANS BROS.

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**4 Clos Megan, Felinfach, Lampeter, SA48 7FB**

**Open To Offers £285,000**

A modern and stylish 3-bedroom semi-detached home, finished to an exceptional standard throughout. This beautifully presented property offers spacious living with a contemporary open-plan kitchen/diner, a bright and airy lounge, and 3 spacious double bedrooms (1 being ensuite). The property benefits from a spacious and enclosed garden to the rear, along with ample off road parking for several cars to the front and side. This property would make an ideal family home with no work required. Conveniently located within walking distance of all the local amenities Felinfach has to offer.

\*\*Viewing highly recommended\*\*

## Location

Conveniently located in the village of Felinfach within walking distance of all the village amenities including the newly opened Bro Aeron area primary school, shops, gym, public house and places of worship. The property is approximately mid way between the popular towns of Lampeter inland and the destination coastal town of Aberaeron to the west.

An appealing property in a great location.

## Description



This beautifully presented semi-detached home has been finished to a high standard throughout and offers spacious accommodation with quality features including oak flooring, oak doors, and underfloor heating via an air source heat pump. Benefiting from uPVC double glazing, the property also boasts a generous enclosed rear garden with patio, plus ample off-road parking for up to six vehicles and additional space to the side. A viewing is highly recommended to fully appreciate all this home has to offer.

The property provides the following -

### Front entrance door

To:

## Hallway



With tiled flooring.

### Cloakroom

4'4 x 3'3 (1.32m x 0.99m)



With tiled flooring, W.C. and wash hand basin.

## Living Room

17'9 x 13'1 (5.41m x 3.99m)



With oak flooring and front window.

## Understairs storage cupboard

With tiled flooring.

## Kitchen / Diner

15'7 x 11'3 (4.75m x 3.43m)



A spacious and modern kitchen diner, with tiled flooring, a range of base and wall units, 1.5 bowl drainer sink, integrated dishwasher, integrated double oven, integrated fridge, electric hob with extractor hood over.

Double patio doors leading to rear garden.

## Utility room

10'5 x 5'1 (3.18m x 1.55m)



With tiled flooring, base units with worktops, single bowl sink, plumbing for washing machine and space for tumble dryer.

## First Floor

### Landing



With storage cupboard, access to loft via a drop down ladder, being boarded and insulated.

**Main Bedroom 1 - Rear Double**

11'8 x 11' (3.56m x 3.35m)



With heated towel rail, radiator, large wardrobe with mirror sliding doors and rear window.

**En Suite**

With W.C., wash hand basin with vanity unit, shower cubicle with power shower and tiled flooring.

**Bedroom 2 - Front Double**

13'11 x 12'15 (4.24m x 3.66m)



With radiator and front window.

**Bedroom 3 - Front Double**

11'7 x 8'7 (3.53m x 2.62m)



With radiator, laminate flooring, built in storage unit and front window.

## Bathroom

7'4 x 6'6 (2.24m x 1.98m)



With tiled flooring, heated towel rail, W.C., bath with power shower over, wash hand basin with vanity unit.

## Externally



To the rear, the property boasts a spacious, enclosed, and easily manageable garden laid mainly to lawn, providing a safe and private outdoor space ideal for families or entertaining. A patio area, accessible directly via patio doors from the kitchen, offers a seamless indoor-outdoor living experience. This area is enhanced by a stylish pergola with an adjustable canopy.

To the front, the property benefits from ample off-road parking for up to six vehicles, with an additional parking space to the side of the property.

## Feature Pergola



## Garden Shed

14' x 12' (4.27m x 3.66m)



## Parking area to side



Being a corner plot, the property benefits from an additional parking area to the side of the property.

## Services

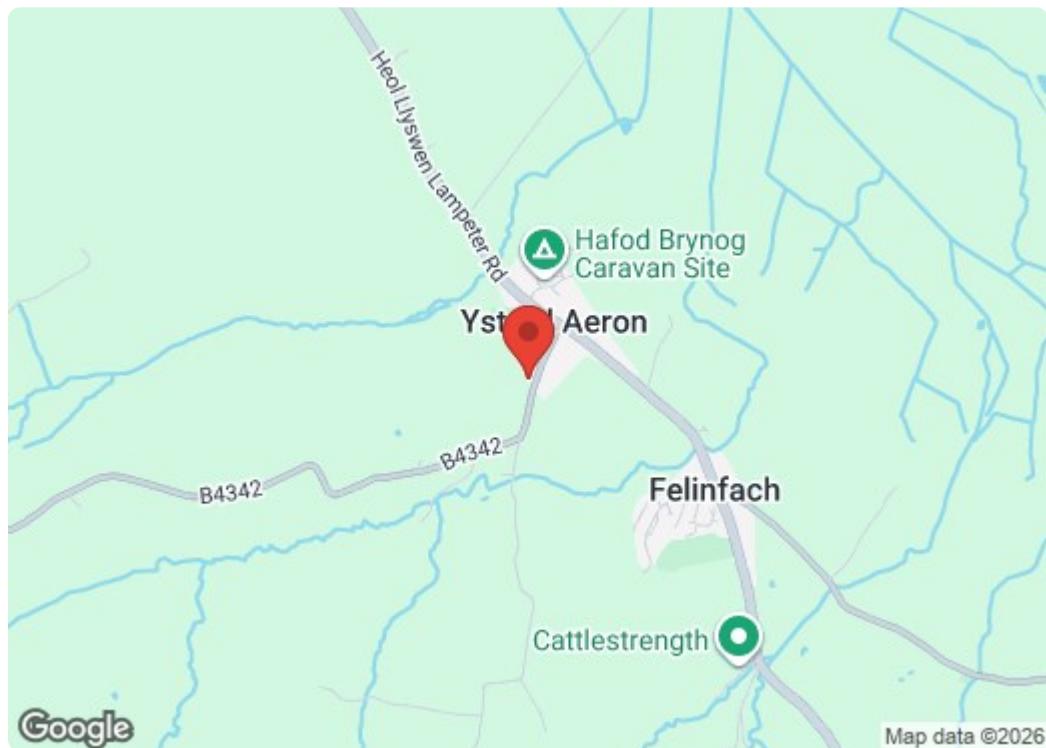
The property benefits from mains water, electricity and drainage and benefits from an air source heating system with underfloor heating throughout the ground floor and radiators on the first floor.

## Council Tax Band D

Council Tax Band D with amount payable being £2305 for 2025/2026

## Directions

What3Words: stones.restores.interest



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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