



## 13 Bro Henllys, Felinfach, Lampeter, Ceredigion, SA48 8AD

Asking Price £225,000

This deceptively spacious 3 bedroom home presents an excellent opportunity for first-time buyers. The property boasts a well-appointed living room and a large kitchen dining room, perfect for family gatherings and entertaining friends. The property features a recently replaced, well-equipped bathroom and ground floor cloakroom for convenience. One of the stand out features is the large workshop/mancave/studio being ideal for hobbies and relaxation with a large off road parking area for several vehicles and attractive gardens.

Its location is particularly advantageous, as it is situated close to essential amenities, including the new Ysgol Dyffryn Aeron primary school and a popular Cattlestrength gymnasium, making it a practical choice for families.

This true turn-key property is ready for you to move into immediately, allowing you to settle in without delay. With its spacious layout and prime location, this home is not just a place to live, but a wonderful opportunity to embrace a vibrant community lifestyle. Don't miss the chance to make this delightful house your new home.

## Location



The property is located on the popular Bro Henllys estate in Felinfach within walking distance of a good range of local amenities including shops, public house and places of worship, football pitch, the recently opened Ysgol Dyffryn Aeron area primary school and the Cattle Strength gym.

Felinfach is a popular village with many employers in the local area and is located on the Aberaeron to Lampeter roadway within easy travelling distance of both towns, with regular buses travelling through the village daily.

## Description



A deceptive semi-detached property having been tastefully refurbished, with spacious garden area and private parking. Ideal for First Time Buyers or as a family home.

The property benefits from oil-fired central heating via an external boiler with uPVC double glazing.

The property affords more particularly:

## Front entrance door



To

## Entrance Hallway



Radiator, coat hanging area, stairs to first floor.

## Cloakroom



Making the most of the under-stairs cupboard space there is a downstairs toilet with wash hand basin.

## Front Living Room

13'8 x 12'9 (4.17m x 3.89m)



With window to front, built in cupboards and shelving on each side of the feature wall, tv point and power sockets concealed within built in shelving, radiator former fireplace opening with attractive tiling inset.

## Kitchen / Dining Room

19'6 x 9'6 (5.94m x 2.90m)



Spacious kitchen diner with newly fitted stylish navy kitchen units at base and wall level with white worktops, farmhouse belfast traditional kitchen sink with mixer tap, integrated dishwasher, washing machine, fridge freezer, wine cooler and electric oven with electric induction hob with extractor fan over, vertical radiator, vinyl click flooring  
Rear door to garden

## First Floor



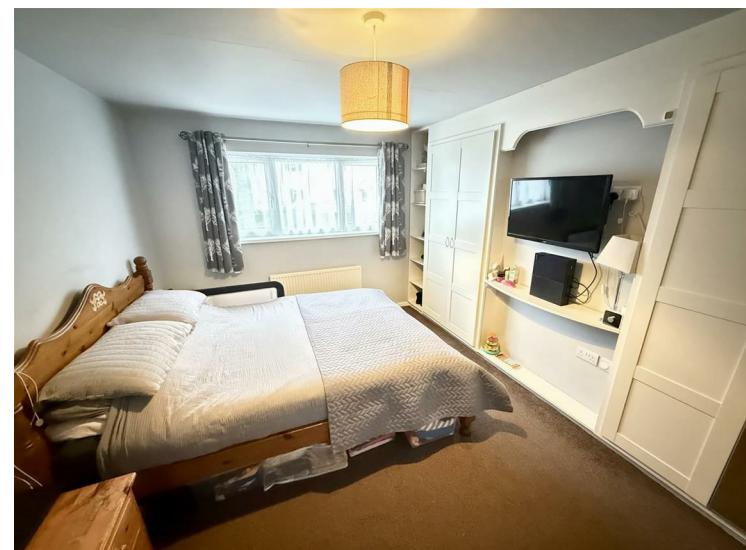
## Landing



Window to side, access to loft via drop down ladder, airing cupboard with radiator

## Front Main Bedroom

13'6 x 10' (4.11m x 3.05m)



A Double Bedroom with window to front, built in wardrobes and fitted shelving on each side of the feature wall, radiator

## Bedroom 2

11'7 x 9'6 (3.53m x 2.90m)



A lovely light bedroom with window to rear attractive views over fields and the Aeron Valley beyond, radiator.

## Bedroom 3

9'2 x 8' (2.79m x 2.44m)



Window to front, built in wardrobe and drawers, radiator

## Bathroom



having a recently fitted White bathroom suite, bath with direct fed power shower over, wash hand basin, WC, modern towel rail, fully tiled walls and floor, extractor fan.

## Externally



The property is approached via front steps with lawned area leading to the front door

Side access gate to spacious rear outdoor area, with paved patio/terrace area ideal for those summer barbeques, which leads onto a further lawned area, all being enclosed in a secure boundary fence, indeed it has one of the largest gardens of the houses on the estate.

Garden shed with electricity connected.. Footpath leading to:

## Parking Area



The property benefits from rear ample off road parking for up to 4 cars. Ideal for purchasers with multiple cars/work vehicles/trailers etc

## Man Cave/Games Room/Workshop

15'6 x 9'8 (4.72m x 2.95m)



A detached building with electric, water and Wi-Fi connectivity, base unit with sink, electric radiator and vinyl click flooring.

This would make an ideal space as a gym / crafts room / office / workshop etc.

## Services



We are informed that the property benefits from mains water, drainage and electricity. Oil-fired central heating with modern external boiler, connected to a Hive smart thermostat system which allows users to control the heating in the home from anywhere.

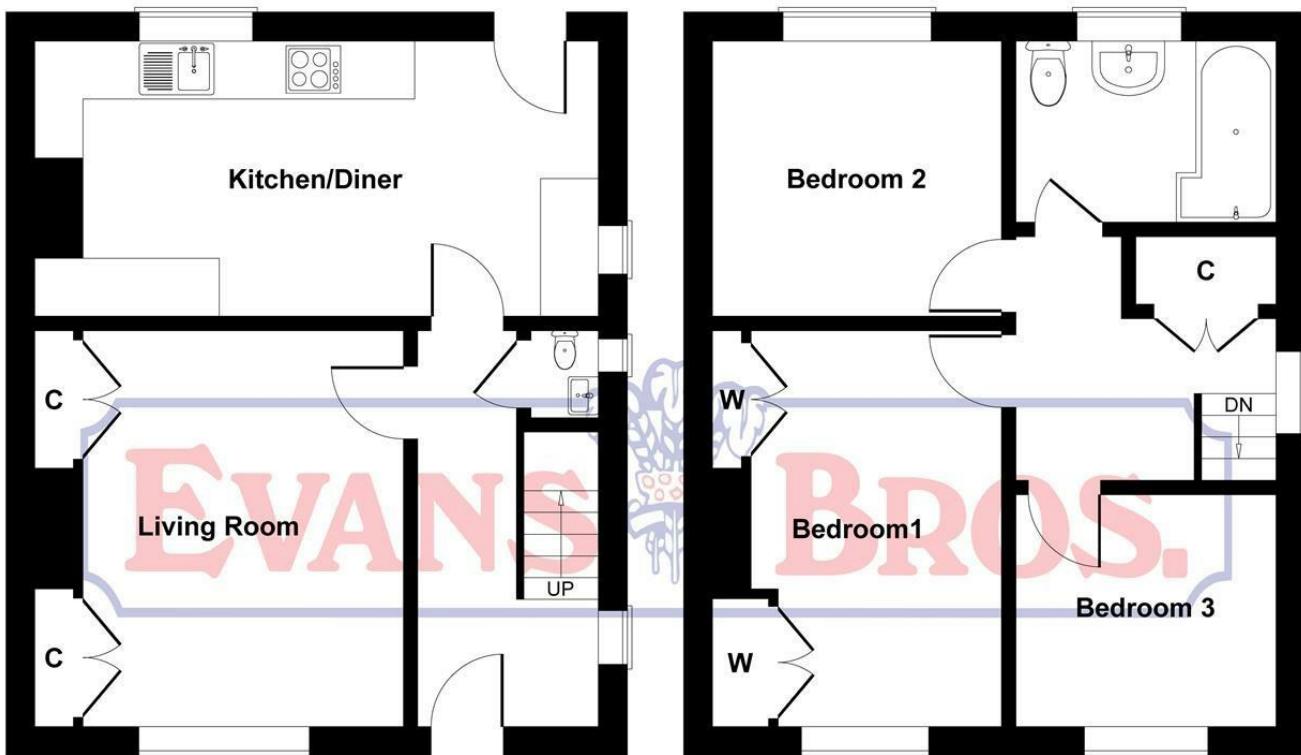
## Council Tax Band C

We understand the property is council tax band C and the amount payable is £2049.61

## Agents Comments

A great opportunity for first time buyers or a family to purchase a tastefully refurbished 3 bed property in the popular village of Felinfach with many unique features. A true turnkey property which can be moved into with no work required in our opinion.

# 13 Bro Henllys



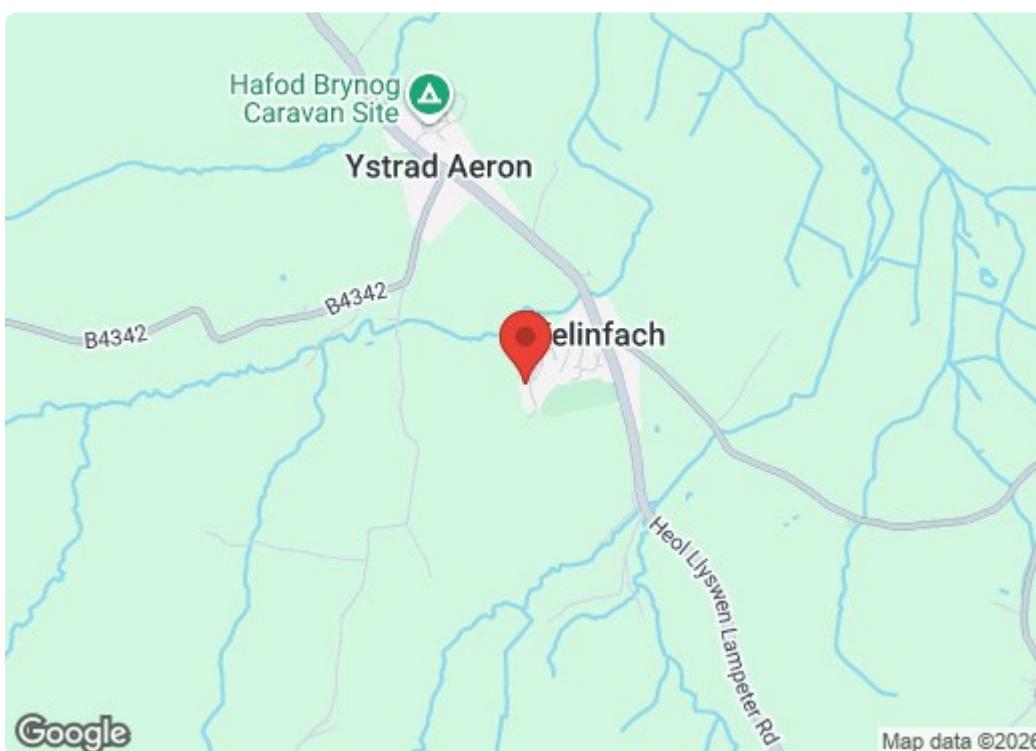
## GROUND FLOOR

## FIRST 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.

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| Energy Efficiency Rating  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs                     |   |                         |           |
| (92 plus)   | A |                         | 83        |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D | 64                      |           |
| (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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