



Felinban Farmhouse Felin Ban Farm Estate, Cardigan, SA43 1PG

£465,000

A real surprising find!

A Three Bedroom former farmhouse which has been tastefully updated to provide spacious accommodation along with 0.5 acres of Gardens, Woodland and Stream, all situated within walking distance of Cardigan Town.

The accommodation comprises: Garden Room, Inner Hall, Living/Dining Room, 'L' Shaped Kitchen/Breakfast Room, Conservatory and W.C. To the first floor there are Three Bedrooms and a Four Piece Bathroom. Externally, to the fore of the property, there is a parking and turning Area, polytunnel and growing area to the side, rear paved patio, woodland garden, stream and even an area for chickens! All in all, an ideal property for someone looking for something with a rural feel, but the close proximity of the town.

Hardwood stable door to:-

Porch/Sun Room 17'4" x 8'5" (5.28m x 2.57m)



Upvc double glazed windows to 3 sides, tiled floor to entrance door, radiator.

Inner Hall

Stairs rising off, solid wood flooring.

Living Room 20'5" x 12'2" (6.22m x 3.71m)



Dual aspect windows, exposed beams, wooden flooring, radiators, exposed stone work, feature fireplace.

'L' Shaped Kitchen / Breakfast Room 20'4" x 9'11" (6.20m x 3.02m)



Range of base units, inset sink unit, void and plumbing for dishwasher and washing machine, space for cooker. Wood fired Rayburn, open fronted shelving, wooden flooring.

Conservatory/Rear Porch 9'11" x 7'3" (3.02m x 2.21m)



Upvc double glazed window, polycarbonate roof, tiled floor, radiator.

WC

Low flush WC, wash basin, Upvc double glazed window, tiled floor.

FIRST FLOOR

Bedroom One 15' (max) x 14'6" (4.57m (max) x 4.42m)



Stripped floorboards, two Upvc double glazed windows, radiator.

Bedroom Two 14'5" x 8'8" (4.39m x 2.64m)



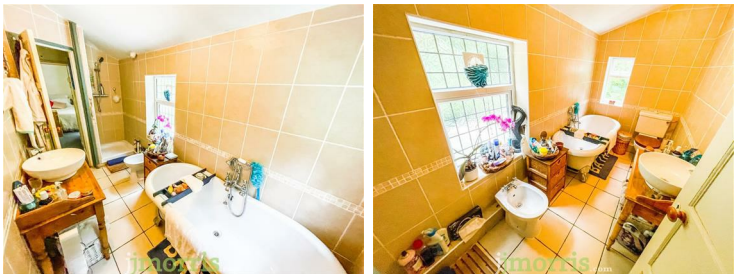
Upvc double glazed window, ornamental fireplace, radiator.

Bedroom Three 13'2" x 5'1" (4.01m x 1.55m)



Cupboard housing boiler, Upvc window, radiator.

Bathroom 12'9" x 5'1" (3.89m x 1.55m)



Freestanding bath, low flush WC, bidet, walk-in shower, basin and vanity unit, dual aspect windows, tiled wall and floors.

EXTERNALLY

Parking & Gardens



Gated entrance opens to the parking area with lawned garden, leading through to the rear, there is a paved patio area with timber shed, lawned area with mature shrubs and bushes.

Growing Area



To the side there is a poly tunnel, greenhouse and raised planters.

Woodland Garden



Crossing the wooden bridge opens up to a magical woodland garden, which enjoys shale pathways, planted and seating areas, with an area for keeping chickens.

Woodland

Extending to the rear of the property is a woodland with stream and pathways for waling and enjoyment.

Services, etc.

Services - Mains electricity, drainage and gas. Gas central heating. Spring Water - £60 per year.

Local Authority - Ceredigion County Council
Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

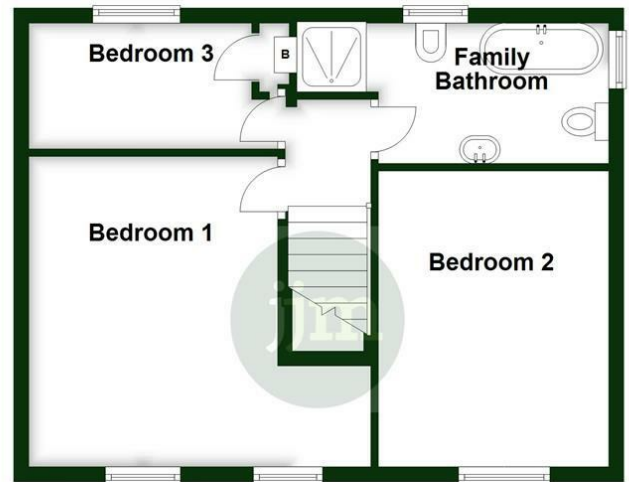
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Floor Plan

Ground Floor



First Floor



Plans provided as a guide only.
Plan produced using PlanUp.



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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