



Felin Newydd , Velindre, SA44 5XB

£375,000

Nestled in the charming village of Drefelin, this delightful character four-bedroom cottage offers a perfect blend of rural tranquillity. Providing an ideal setting for those who appreciate the beauty of nature and outdoor space.

Just a short distance from the market town of Newcastle Emlyn. Accommodation comprising - Entrance hall, Living room with Feature inglenook fireplace, Kitchen, Snug, Sitting Room, Conservatory, Downstairs Shower/Wet room, on the first floor, Four Bedrooms and Family Bathroom. Externally there is off street parking for 2/3 cars to the front with well maintained lawned gardens to the side and rear with views over open countryside.

Entrance Hallway



Wooden staircase rising off to first floor, under stairs storage, exposed beam ceiling, wood panelled walls, Welsh slate tiled flooring. Leading to:-

Living Area



Feature inglenook fireplace with tiled surround and flagstone hearth, cast iron solid fuel grate, exposed beam ceiling, Welsh slate tiled flooring, Upvc windows to the front and side, 2 radiators, door to:-

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, butler sink with drainer unit, space and plumbing for washing machine, space for fridge/freezer, oil-fired Stanley Aga with tiled surround, gas cooker, three Upvc double glazed windows to the side and double glazed skylight, quarry tiled flooring, hardwood door to rear.

Living Room



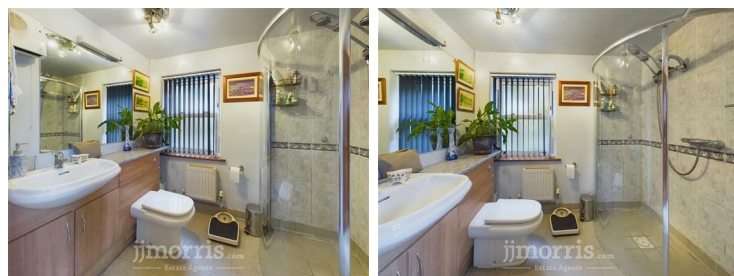
Feature fireplace with stone surround, flagstone hearth with inset solid fuel stove, exposed beam ceiling, double glazed windows to the front and rear, radiator.

Sitting Room



Stairs rising off to the first floor with under stairs storage, double glazed window to the rear, double doors into conservatory, ceramic tiled flooring, radiator.

Shower/Wetroom



Low level WC, hand wash basin set in vanity unit, corner walk-in tiled shower with fitted shower and glass screen, heated towel rail, tiled flooring, double glazed window to the front.

Conservatory



Upvc double glazed panels around, ceramic tiled flooring, two radiators, Upvc double doors to garden.

FIRST FLOOR

Landing



Exposed wooden flooring, access to boarded loft space, window to the rear, doors to:-

Bedroom One



Exposed wooden flooring, access to boarded loft space, window to the rear, doors to:-

Bedroom Two



Upvc double glazed window to the front, exposed wooden flooring, radiator.

Bedroom Three



Upvc double glazed windows to the front and rear, exposed wooden flooring, radiator.

Bedroom Four



Upvc double glazed windows to the front and rear, exposed wooden flooring, access to loft, staircase to ground floor.

Bathroom



Upvc double glazed window to the front, low level WC, hand wash basin set in vanity unit, panel bath, exposed wooden flooring, radiator.

Externally



The property is approached from a minor road with off-road parking to the front, access to the garage, side access leading to a well maintained garden mainly laid to lawn with patio seating area and a variety of mature plants and shrubs. There is also a summer house, timber shed and green house, chicken coup and many features in the garden including a small pond.

Utilities & Services

Heating Source: Oil Central Heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///snails.patrolled.circle

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 8mbps upload and 51mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

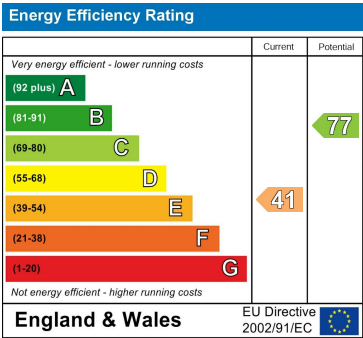
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.