

39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Ardir, Felinfach, Lampeter, Ceredigion, SA48 8BE
Asking Price £425,000

Welcome to this luxurious new build house located in the picturesque Aeron valley setting of Felinfach, Lampeter. This stunning property boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

The house offers not only a modern and stylish design but also captivating views of the surrounding area. Situated close to village amenities, including the new area school, this property combines convenience with tranquillity.

If you are looking for a spacious and elegant home in a great location, this house is a must-see. Don't miss the opportunity to make this wonderful property your own. Schedule a viewing today to experience the charm and comfort this house has to offer.

LOCATION



Superbly located on the outskirts of the village of Felinfach enjoying far reaching views over the picturesque Aeron valley yet within walking distance of all the village amenities including the soon to be opened Bro Aeron area primary school, shops, public house and places of worship. The property is approximately mid way the popular towns of Lampeter inland and the destination coastal town of Aberaeron to the west.

An appealing property in a great location.

DESCRIPTION

The property has been completely re-built and finished off with luxurious fittings, worthy of inspection at an early date. The property has the benefit of oil fired central heating with underfloor heating and has a fantastic kitchen being the heart of this lovely home. The property has great internal features such as oak flooring, oak doors and feature oak staircase, with the benefit of uPVC double glazing and really does have to be viewed to be fully appreciated.

The vendors are completing some external works,
The property provides the following -

FRONT ENTRANCE DOOR to HALLWAY

15' x 8' (4.57m x 2.44m)



Tiled floor, feature oak staircase to first floor

SITTING ROOM

14'5" x 11'7" (4.39m x 3.53m)



With double aspect windows,, carpeted floor

FEATURE KITCHEN DINING ROOM

21'8" x 15'3" (6.60m x 4.65m)



Indeed the heart of this lovely home with a luxurious fitted kitchen with tiled floor, extensive kitchen units at base and wall level having a large island with quartz work surfaces and matching upstands, integrated space for fridge freezer and integrated dishwasher

Recessed area 7'5" x 4'2" French doors to side

RANGE



REAR HALLWAY

9'6" x 6'1" (2.90m x 1.85m)



DINING AREA



With feature tiled floor, rear entrance door, side window

SEPARATE UTILITY ROOM

9'9" x 8'1" (2.97m x 2.46m)

With range of fitted kitchen units at base and wall level incorporating single drainer sink unit, plumbing and space for automatic washing machine and tumble dryer

SHOWER ROOM



LIVING ROOM

16'5 x 15 (5.00m x 4.57m)



A lovely light room with a feature solid oak parquet wood block floor, attractive and characterful fireplace with a modern woodburning stove inset with a brick surround, slate hearth and oak mantle.

Tastefully tiled floor and walls with vanity unit having wash hand basin inset, w.c., double sized corner shower cubicle, extractor fan, heated towel rail

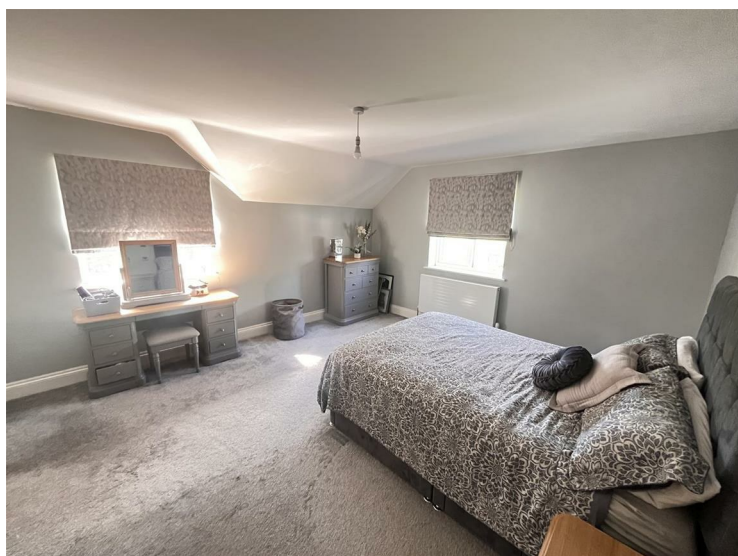
LANDING



Accessed via feature oak staircase to lovely galleried landing with velux roof window, radiator, ladder to loft.

MASTER BEDROOM 1

15'3" x 14' (4.65m x 4.27m)



With double aspect windows, radiator, walk-in wardrobe being shelved and with fitted clothes hanging rails. Door to -

ENSUITE SHOWER ROOM



Having double sized shower cubicle, wash hand basin, toilet, attractive tiled walls and floor, heated towel rail, side window

BATHROOM

11'8" x 11'4" (3.56m x 3.45m)



A luxurious bathroom having a feature slipper bath, separate double sized shower enclosure, wash hand basin and toilet, attractive mosaic tiled floors and tiled walls, heated towel rail. Access to airing cupboard with pressurised copper cylinder, separate storage cupboard.

BEDROOM 2

11'2" x 10'9" (3.40m x 3.28m)



Radiator, rear window

BEDROOM 4

14' x 11'7" (4.27m x 3.53m)



Front window, built-in wardrobe, radiators.

BEDROOM 3

11'8" x 11'2" (3.56m x 3.40m)



Double aspect windows, radiator, attractive views

EXTERNALLY



The property has yet to have the landscaping completed externally but has a large rear patio area with raised rear lawn garden, side driveway with ample parking. Detached Garage/Workshop 27'2" x 15'9" overall being a great space, the whole enjoying an attractive location with views over the Aeron valley.

THE VIEWS



SERVICES

We understand the property is connected to mains water, mains electricity and mains drainage. Oil fired central heating

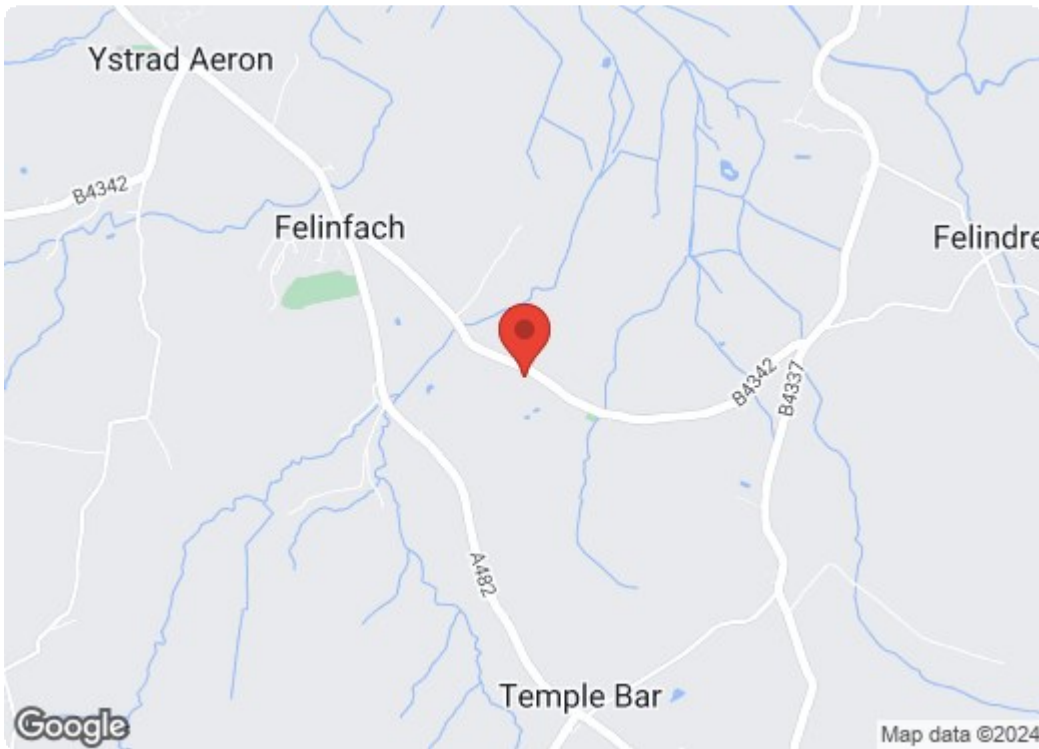
with underfloor heating to ground floor. Internet connection with fibre to the premises.

COUNCIL TAX BAND - F

Amount Payable: £2993

PLEASE NOTE

Under the property misdescriptions act we advise parties of a personal interest in this property between the vendors and a member of staff at Evans Bros Estate Agents.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,