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**Ffynnon Wen, Ffynnon Oer, Temple Bar, Felinfach, Lampeter, Ceredigion, SA48 7SA**  
**Offers Around £350,000**

A well positioned bungalow with large gardens and lands, in all approximately 1.5 acres, a detached bungalow residence offering deceptively spacious 3 bedroomed accommodation in an attractive semi rural setting with a good sized rear garden and paddock, in need of re-establishment, in all approximately 1.5 acres.

Convenient location in the Aeron valley approximately mid way Lampeter and Aberaeron.

## LOCATION



Attractively located in the popular rural community of Ffynnon Oer on the B4337 Cribyn to Temple Bar roadway close to the popular Aeron valley village of Felinfach which offers a good range of local amenities including primary school, shops, public house, being also convenient to the university and market town of Lampeter offering a good range of everyday facilities and inland from the destination harbour town of Aberaeron renowned for its colourful houses, popular bars, restaurants, hotels, shops etc.

## DESCRIPTION



An attractive modern bungalow offering deceptively spacious accommodation with 3 bedrooms and 2 bathrooms. The property is serviced by oil fired central heating and uPVC double glazing and provides the following accommodation -

## FRONT ENTRANCE DOOR to -

## LARGE WIDE HALLWAY



Being inviting to this property together with airing cupboard off being shelved with radiator

## KITCHEN

18'2" x 11'10" (5.54m x 3.61m)



With a good range of kitchen units at base and wall level incorporating 1.5 bowl sink unit, double oven, 4 ring hob with extractor hood over, fitted dishwasher

## DINING AREA

With radiator

## UTILITY ROOM

11'4" x 4'10" (3.45m x 1.47m)



With fitted units having space for washing machine, oil fired central heating boiler, rear entrance door

## LIVING ROOM

22'8" x 17'1" (max) (6.91m x 5.21m (max) )



A large room with good size patio doors to rear overlooking garden, oak effect flooring,

## MASTER BEDROOM

12'10" x 12' (3.91m x 3.66m )



with open effect flooring, radiator, rear window

## EN-SUITE SHOWER ROOM



Fully tiled with double sized shower cubicle, wash hand basin, toilet, extractor fan

## FRONT BEDROOM 2

13' x 13'8" (3.96m x 4.17m)



Radiator, front window

### **BEDROOM 3**

10'6" x 10' (3.20m x 3.05m)



Radiator, oak effect flooring

### **PRINCIPAL BATHROOM**



With a spa bath having shower attachment, pedestal wash hand basin, toilet, radiator, extractor fan.

### **EXTERNALLY**



The property is approached off the roadway with a gravelled driveway and has extensive rear gardens also, included in the sale of the property is a sadly overgrown paddock area deserving of re-establishment with separate vehicle access from the roadway.

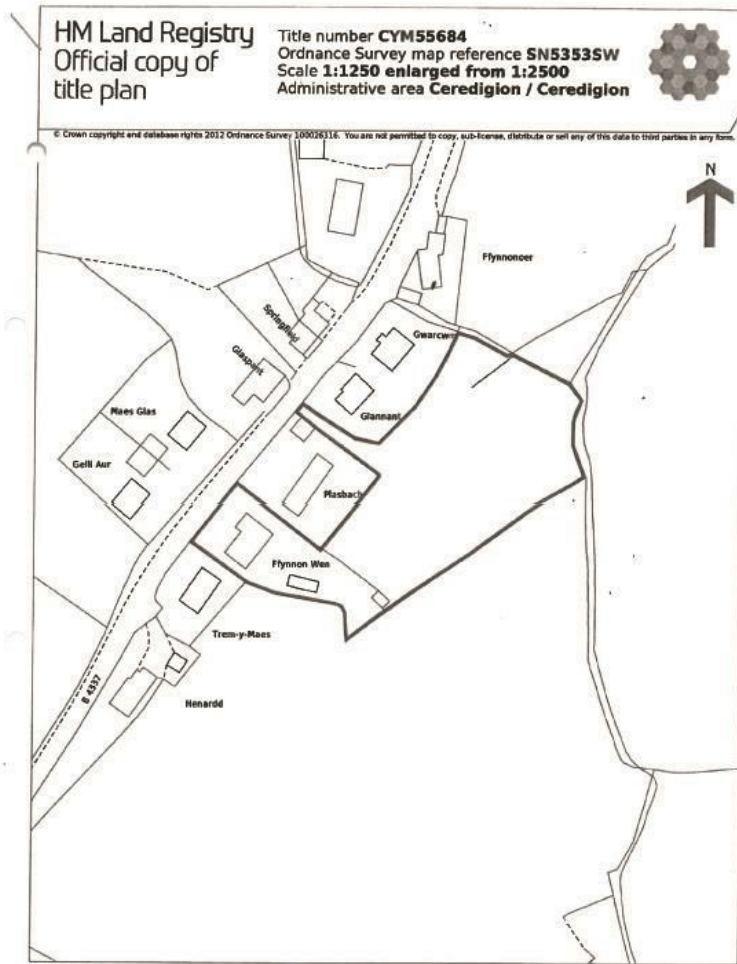
### **COUNCIL TAX BAND - E**

#### **SERVICES**

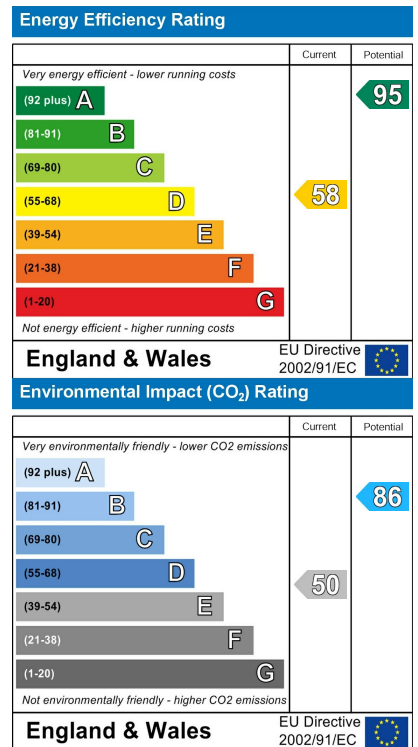
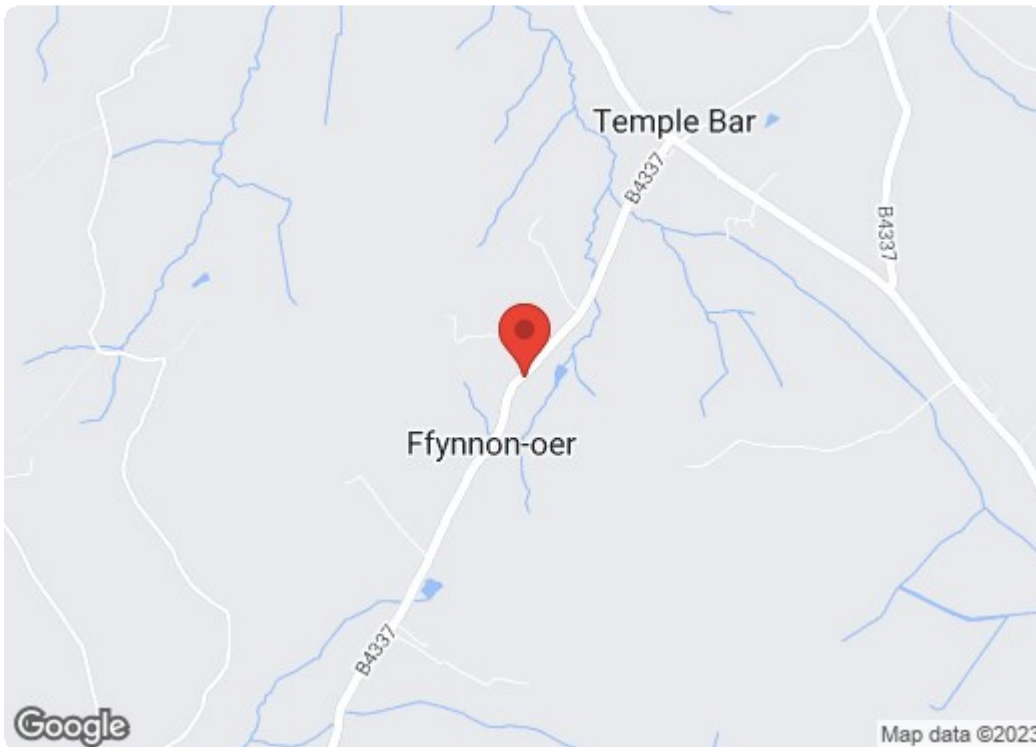
We are informed the property is connected to mains water, mains electricity, private drainage, oil fired central heating.

#### **DIRECTIONS**

From Lampeter take the A482 west, continue down the hill in Temple Bar until reaching a crossroads, turning left onto the B4337, continue into the village of Ffynnon Oer and the property is the last but one on the left hand side as identified by the agents for sale board.



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