

**[www.evansbros.co.uk](http://www.evansbros.co.uk)**

**OnTheMarket.com**

**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

**Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)**



**Aeron Villa Felinfach, Ceredigion, SA48 8AE**

**Asking Price £450,000**

**\*\*Room for all the family - 2 houses, extensive grounds, workshop and former tennis court\*\***

This great property offers something for everyone with a characterful period 4 bed detached house together with a 2 bed cottage and spacious gardens and grounds including former tennis court, in all approximately 0.35 of an acre or thereabouts.

A popular village location within walking distance of a good range of local amenities including shops, newly opened area primary school, public house and places of worship. The property is located mid way between the coastal Georgian town of Aberaeron and the market town of Lampeter.



## Description - Aeron Villa



Aeron Villa is an attractive period property with a pleasing dressed stone façade offering deceptively spacious accommodation and with the benefit of Y Bwthyn, being a detached 2 bedroom cottage providing opportunities for multi-generational living or income generation or indeed to run a business from home. The property has the benefit of LPG gas-fired central heating and uPVC double glazing with Georgian style windows and provides more particularly the following:

### Entrance Hall

7'3 x 7'6 (2.21m x 2.29m)



Having a radiator and feature original coving.

### Living room

14'10 x 14'6 (4.52m x 4.42m)



With feature fireplace, recess alcoves, front window, plate rack and ceiling coving

### Dining room

15 x 11 (4.57m x 3.35m)



With front window, radiator and ceiling coving.

### Rear lobby

7'8 x 8 (2.34m x 2.44m)

With door to:



### **Kitchen/breakfast room**

10'8 x 8 (3.25m x 2.44m)



An attractive modern kitchen good range of units at base and wall level incorporating 1 and a half bowl sink unit, eye level electric oven and grill, 4-ring ceramic hob and breakfast bar with side and rear windows and door to dining room.

### **Rear sitting room**

17'2 x 10'6 (5.23m x 3.20m)



This is an attractive room with a modern tiled fireplace and rear window and raised lantern style roof light to provide a light space.

### **Feature conservatory**

9'5 x 8'8 (2.87m x 2.64m)



This has an attractive bay window to rear and a feature raised lantern-style roof light, providing a light room.

### **First floor**

#### **Rear landing**



Leading to:



## Bathroom



With tiled walls, bath, separate shower cubicle, wash handbasin, toilet and access to airing cupboard housing hot water cylinder.

## Rear bedroom 1

11'2 x 8'3 (3.40m x 2.51m)

With dual aspect windows to side and rear, radiator.

## Bedroom 2

14'6 x 12'4 (4.42m x 3.76m)



Having a fitted bedroom suite with a good range of useful wardrobes and cupboards with a window to the front of the property.

## Bedroom 3

14'7 x 12 (4.45m x 3.66m)



With front window and radiator.

## Bedroom 4

8'2 x 6 (2.49m x 1.83m)

With window and radiator.

## Covered storage area



To the side of the property is a covered storage area together with externally accessed W.C. and door to utility room.



## Description - Y Bwthyn



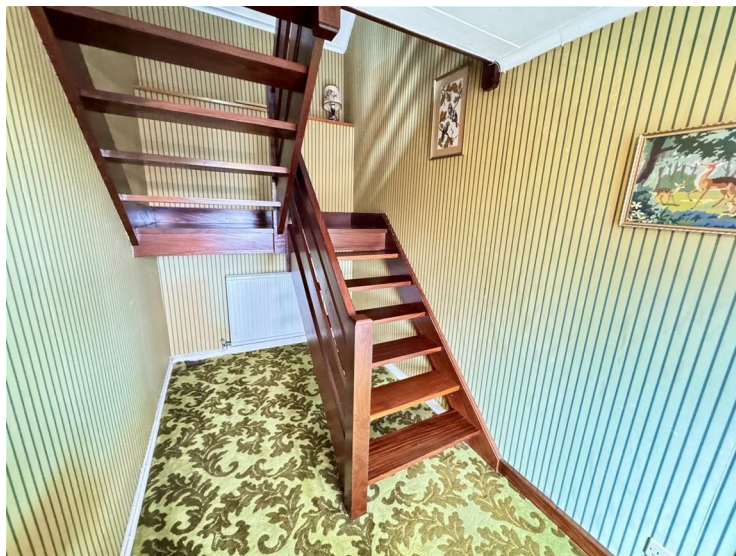
Y Bwthyn is a detached cottage located in the grounds but being, in our opinion, far enough away from the house to provide an element of independence and ideal for separate occupation by family member, lettings or other uses. The property provides more particularly the following:

### Front entrance door

to:

### Hallway

15'2 x 6'3 (4.62m x 1.91m)



With open tread staircase to first floor.

### Living room

15'4 x 13'3 (4.67m x 4.04m)



With front and side windows and fireplace.

### Kitchen - dining room

15 x 9 (4.57m x 2.74m)



Having a basic range of kitchen units.

### Utility room

13'7 x 4'5 (4.14m x 1.35m)

With Worcester oil-fired boiler.

### First floor

### Landing

8'7 x 6'2 (2.62m x 1.88m)



### Double bedroom 1

13'3 x 10 (4.04m x 3.05m)



With front window, radiator and storage cupboards.

### Bedroom 2

13'3 x 13 (4.04m x 3.96m)



With front dormer window, radiator and storage cupboard.

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)



With tiled walls and a 3 piece suite comprising a panelled bath, pedestal wash handbasin, toilet and door to airing cupboard.

### Externally



A feature of this property is the extensive garden, in all approximately 0.35 of an acre, offering lovely landscaped garden areas. The property benefits from a gated entrance with parking areas, garage, summer house and former tennis court. There is a further purpose built workshop and various outbuildings.



### Garage

17'1 x 19'3 (5.21m x 5.87m)



### Workshop

34 x 30 (10.36m x 9.14m)



### Summer House

10 x 9'4 (3.05m x 2.84m)



### Services

We are informed the property benefits from connection to mains water, mains electricity and mains drainage with LPG gas-fired central heating to Aeron Villa and oil-fired central heating to Y Bwthyn.

### Directions

The property can be found in the centre of the village of Felinfach as identified by the agent's For Sale board

### Council Tax Band C + F

Council Tax Band C and F with amount payable for 2025/2026 being

### Former Tennis Court



To the rear of the property is a former tennis court which would benefit from resurfacing but within a fenced surround and would be useful for a range of uses.





| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   |         | 65        |
|   | 23      |           |
| 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   |         |           |



**39 HIGH STREET, LAMPETER,  
CEREDIGION, SA48 7BB**  
Tel: (01570) 422395

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

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

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.