

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

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- WELL PRESENTED END OF TERRACE HOUSE.
- 3/4 BEDROOMS. 1/2 LIVING ROOMS.
- PVCu DOUBLE GLAZED WINDOWS.
- CAR PARKING AT REAR.
- AMIDST AERON RIVER VALLEY.
- 2 WC's. UTILITY ROOM. OIL C/H.
- FRONT AND REAR GARDENS.
- MIDWAY LAMPETER AND ABERAERON.

**No 8 Bro Henllys
Felinfach
Lampeter SA48 8AD**

£220,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.



A conveniently situated well presented traditionally built **3/4 BEDROOMED END OF TERRACE HOUSE** (1 of 3) situated on an established residential estate of former Local Authority built dwellings (circa. 1950's/60's) most of which are privately owned **just off the A482 'Lampeter to Aberaeron Road'** (**regular bus route**) amidst the **beautiful Aeron river valley**, within **walking distance** of the Post Office, local shop and new Ysgol Dyffryn Aeron, is within **1.5 miles of 'Theatr Felinfach'** and the Education Centre, is within **1.8 miles of the Cattle Breeding Centre and Aeron Valley Enterprise Park**, is within **6 miles of the readily available facilities and services at the centre of the University town of Lampeter** and the property is located some **7 miles south of the holiday resort town of Aberaeron, Cardigan Bay and the A487 'Cardigan to Aberystwyth' Road**.

FIRST TIME ON THE MARKET SINCE 2015. NO FORWARD CHAIN.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE PROPERTY WAS EXTENDED PRIOR TO 2014 TO ONE SIDE.

OIL C/H with thermostatically controlled radiators. **PINE PANELLED INTERNAL DOORS.**

PVCu DOUBLE GLAZED WINDOWS. **7' 11" (2.41m) CEILING HEIGHTS** to the ground floor.

PLASTIC FASCIA AND SOFFIT. **SMOOTH SKIMMED/TEXTURED CEILINGS - SOME COVED.**

THE VERTICAL BLINDS AND FITTED CARPETS ARE INCLUDED.



CANOPIED ENTRANCE PORCH with new composite entrance door and opaque PVCu side screen to

RECEPTION HALL 13' 10" x 5' 10" (4.21m x 1.78m) overall with staircase to first floor. Radiator. 2 Power points. Boarded effect laminate flooring.

LIVING ROOM 14' x 11' 9" (4.26m x 3.58m) with radiator. Boarded effect laminate flooring. PVCu double glazed windows. Radiator. Telephone point. 7 Power points. Feature Georgian style fireplace with pine surround and slate hearth.

FITTED KITCHEN/DINING ROOM 18' 1" x 8' 8" (5.51m x 2.64m) with tile effect vinyl floor covering. Part tiled walls. TV point. Radiator. PVCu double glazed window overlooking the rear garden. 12 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit, canopied cooker hood and glazed/open fronted display units. Glazed double doors to

REAR HALL with tile effect vinyl floor covering. PVCu opaque double glazed door and side screen to rear.

UTILITY ROOM 8' 5" x 7' 8" (2.56m x 2.34m) min. with radiator. Tile effect vinyl floor covering. Plumbing for washing machine. PVCu double glazed window overlooking the rear garden. Range of fitted base and eye level kitchen units incorporating a sink bowl. Radiator. Oil fired central heating boiler. 8 Power points. Access to loft space.

SEPARATE WC with extractor fan. PVCu opaque double glazed window. Part tiled walls. 2 Piece suite in white comprising wash hand basin and WC. Tile effect flooring.

LIVING ROOM/BEDROOM 4/HOME OFFICE 15' x 7' 7" (4.57m x 2.31m) with boarded effect laminate flooring. Radiator. PVCu double glazed double French doors to fore. TV and telephone points. 6 Power points.

FIRST FLOOR

LANDING with access to loft space.

SHOWER ROOM 6' x 5' 8" (1.83m x 1.73m) with part tiled walls. Boarded effect laminate flooring. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboards beneath. Extractor fan. Radiator. Tiled shower enclosure with electric shower over and shower door.

REAR BEDROOM 1 11' 8" x 8' 8" (3.55m x 2.64m) with boarded effect laminate flooring. Radiator. PVCu double glazed window with a view. 4 Power points. **FITTED AIRING CUPBOARD** with slatted shelving.

FRONT BEDROOM 2 13' 11" x 9' 7" (4.24m x 2.92m) with boarded effect laminate flooring. PVCu double glazed window. Radiator. 4 Power points.

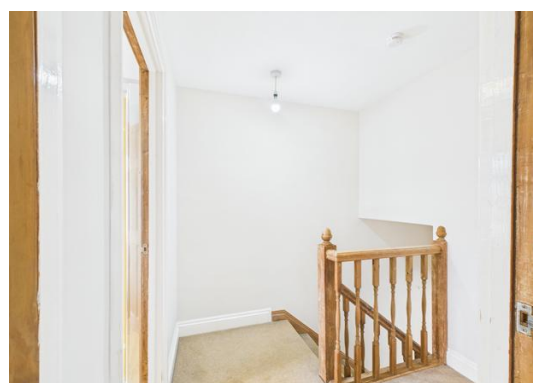
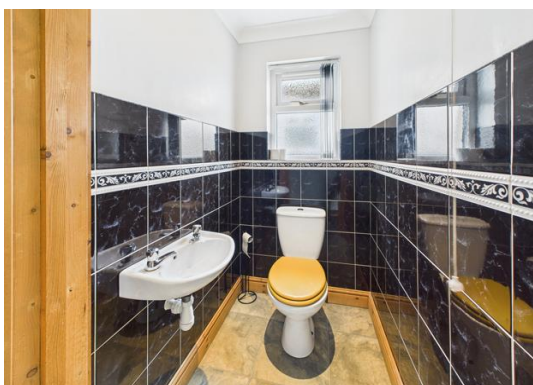


FRONT BEDROOM 3 10' 5" x 8' 1" (3.17m x 2.46m) overall
'L' shaped with boarded effect laminate flooring. Radiator. 4
Power points. PVCu double glazed window. **Fitted cupboards**
with louvre doors.

EXTERNALLY

Unrestricted 'on street' parking available immediately to fore.
Front walled lawned garden and paved pathways. Side gated
pathway. Rear lawned garden and railed paved sun terrace that
extends for a depth of **16ft (4.88m)** that has steps leading down
to a double gated rear tarmacadamed **parking area for up to 2**
vehicles. OUTSIDE LIGHT and WATER TAP. OIL
STORAGE TANK.

WORKSHOP/STORE SHED 12' 9" x 10' 1" (3.88m x 3.07m)
Concrete block built/timber framed. Double doors. PVCu part
opaque single glazed personal door. Power and lighting. 4
Power points.







DIRECTIONS: - **Felinfach** can be approached from the **Aberaeron/Lampeter/Mydroilyn directions**. Upon entering **Felinfach** from the **Lampeter direction** travel **past** the new '**Dyffryn Aeron**' Primary School and recreational ground and **turn next left just before the bus shelter** and right hand turning for Talsarn into '**Bro Henllys**'. Follow the road around **passing** the left hand turning for '**Bryn Salem**' and left hand turning for '**Nos 33-38 Bro Henllys**', **continuing around the left hand bend** and the property will be found on the **right hand side**.

ENERGY EFFICIENCY RATING: - D (67).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -1163-1914-1501-1916.

SERVICES: - Mains electricity, water and drainage. Telephone subject to B.T. Regs.

COUNCIL TAX: – BAND C. 2025/26 = £2,010.60p. **Oral enquiry only.**

LOCAL AUTHORITY: - Ceredigion County Council, Canolfan Rheidol Rhodfa, Padarn, Llanbadarn Fawr, Aberystwyth, Ceredigion SY23 3UE. **Telephone** - 01545 570881.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

17.04.2025 - REF: 6973

Strictly by appointment with Gerald R Vaughan Estate Agents

Details amended – 24.06.25, 13.08.25