



Felinfach
Lampeter
Ceredigion
SA48

Offers in Excess of £525,000

bettermove

Lampeter

Bettermove are proud to present this 3 bedroom detached house in Felinfach.

This property benefits from double glazing, solar panels, and oil central heating, with ample off road parking available.

The council tax band is C.

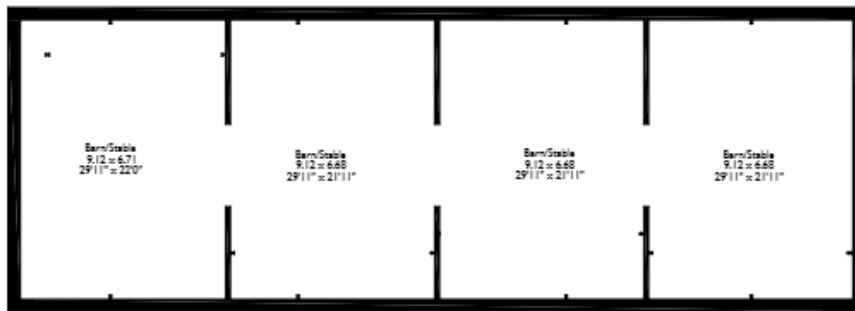
Set on a picturesque 25-acre smallholding, this beautifully presented property offers spacious and versatile living in a peaceful rural setting. The ground floor features a generously sized living room, a well-appointed fitted kitchen/diner, a convenient utility room, a modern family bathroom, and a third bedroom—ideal for guests or flexible use. Upstairs, you'll find two spacious double bedrooms and a second contemporary family bathroom. The property's impressive grounds include a substantial multi-purpose barn measuring 80ft x 30ft. This versatile space is currently configured with 10 block-built stable boxes, a central bay, and 4 loose boxes, complete with double doors at both ends for easy access. To the rear, enjoy breathtaking countryside views—perfect for relaxing or entertaining during the summer months. This exceptional property combines rural charm with practical equestrian or agricultural facilities, making it a rare find in a tranquil setting.

Located in the quiet village of Felinfach, Lampeter, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Llanwrda Railway Station, a variety of local bus routes, and quick access to the A487.

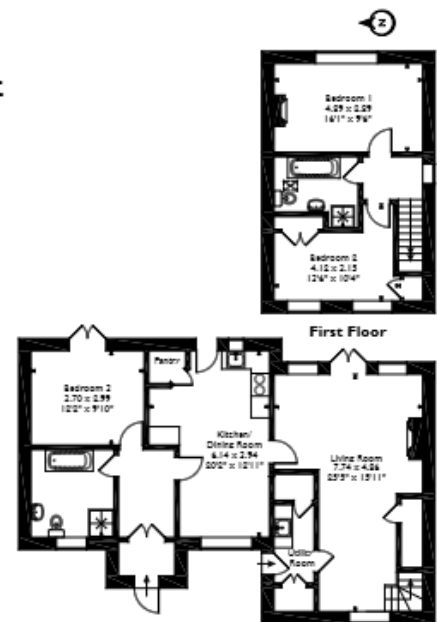
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Bwlchgwyn, Felinfach, Lampeter
 Approximate Gross Internal Area
 Main House = 126 Sq M/1356 Sq Ft
 Outbuilding = 248 Sq M/2669 Sq Ft
 Total = 374 Sq M/4025 Sq Ft



Outbuilding



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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