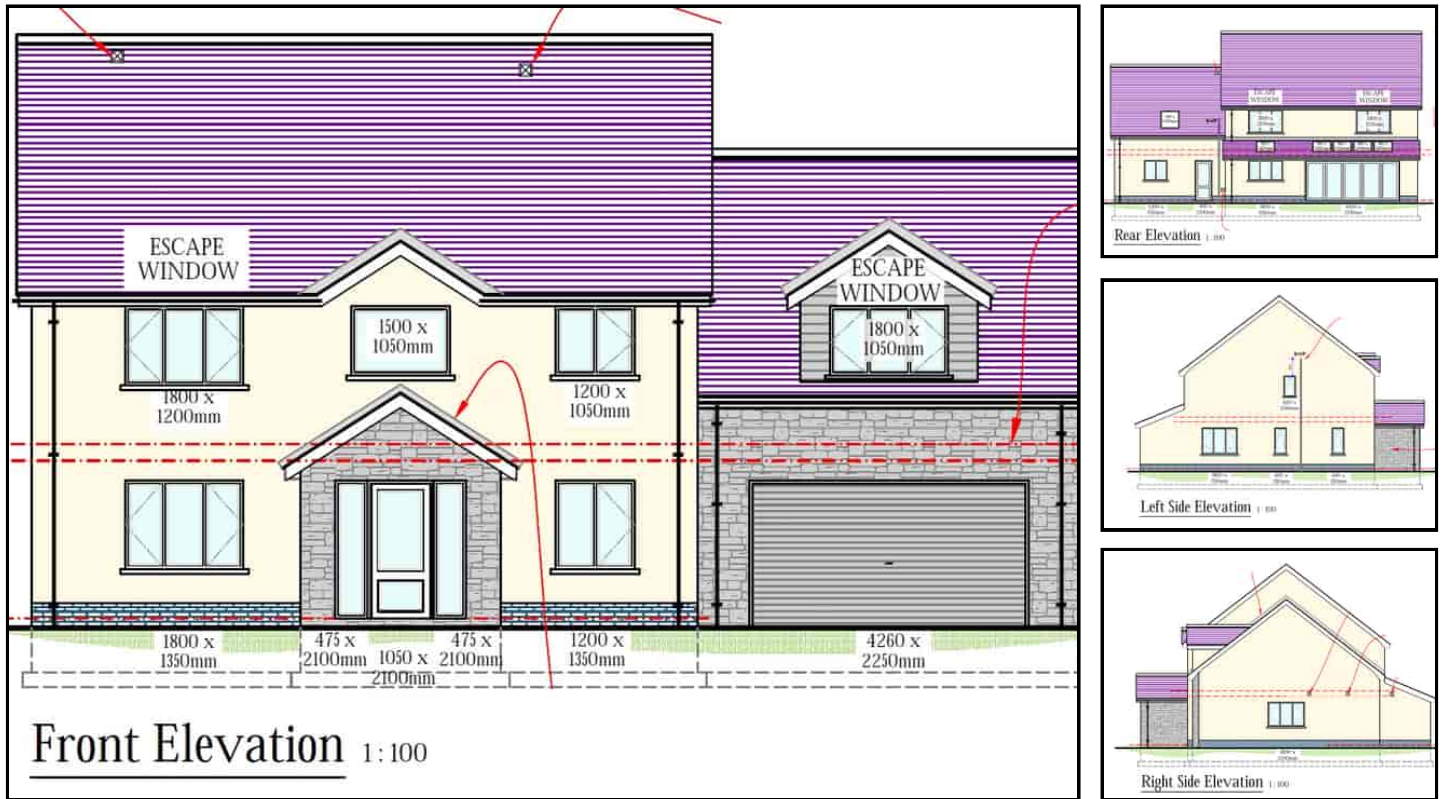


Regulated by:



Since 1989

*Substantial 4 Bedroom Detached Dwelling. Near Llangrannog. West Wales.*



**Plot 4 Adjoining Dyffryn Pontgarreg, Llandysul, Ceredigion. SA44 6AU.**

**Ref R/3506/RD**

**£487,500**

**\*\* Substantial 4 Bed Detached dwelling \*\* Set within a spacious plot \*\* Some views towards the coast \*\* Central in popular village location \*\* High build quality \*\* Energy efficient with low running costs \*\* Private parking and Garage \*\* High specification \*\* Attractive design \*\* Substantial rear garden \*\* A rare opportunity to secure a new high quality new build along Cardigan Bay coastline \*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the village of Pontgarreg some 1 mile or so from the Cardigan Bay coastline at Llangrannog, one of those properties sandy coves along Cardigan Bay coastline with its local pubs, cafes, pizza restaurant, seaside walks and sandy beaches.



## GENERAL

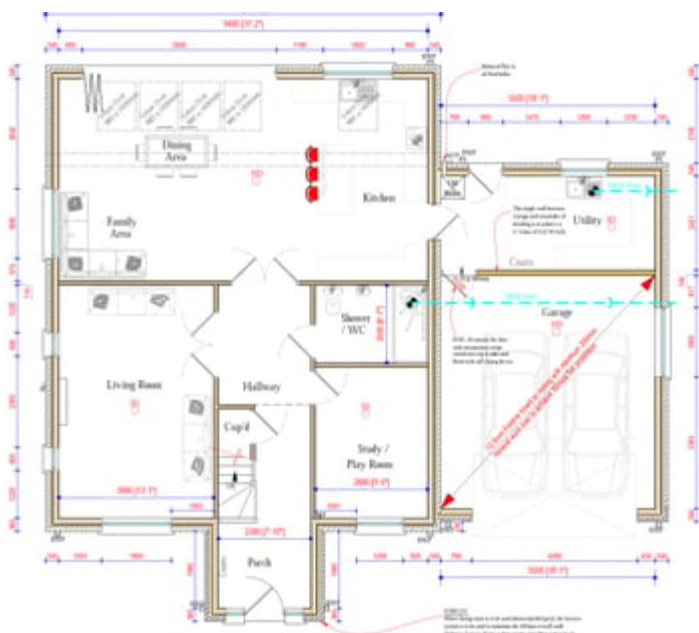
High specification new homes by a reputable developer set within large commodious plots. Secure your plot early to get involved in the introduction of kitchen and bathrooms, tiling and flooring. There is good allowance for these items within the selling price.

New homes set within large plots in a central village location, ample parking to front, large rear private garden space.

The properties will be provided with 6 years Architect Warranty Certificates.

## GROUND FLOOR

### Entrance Porch



2.3m x 1.9m (7' 7" x 6' 3") Accessed via composite door with side glass panels into a warm and welcoming Hallway with

stairs to First Floor and access to:

### Study/Playroom

2.8m x 3.8m (9' 2" x 12' 6")

### Ground Floor Shower/WC

2.8m x 2m (9' 2" x 6' 7") with corner shower, single wash hand basin, WC, heated towel rail.

### Living Room

3.9m x 6m (12' 10" x 19' 8") With dual aspect windows to front and side, multiple sockets.

### Kitchen/Dining Room

10.1m x 5.2m (33' 2" x 17' 1") Large open plan living space with a kitchen providing a high quality range of base and wall units, integrated appliances, sink and drainer with window overlooking the rear garden with the room being open plan and providing an exceptional family area which included a dining space with space for 8+ dining table, corner seating area and bi-fold doors opening and overlooking the rear garden and patio space.

### Utility Room

2.4m x 5.5m (7' 10" x 18' 1") with continuing range of base and wall units with washing machine connection point and sink and drainer with window overlooking garden, external door to rear garden and connecting door into:

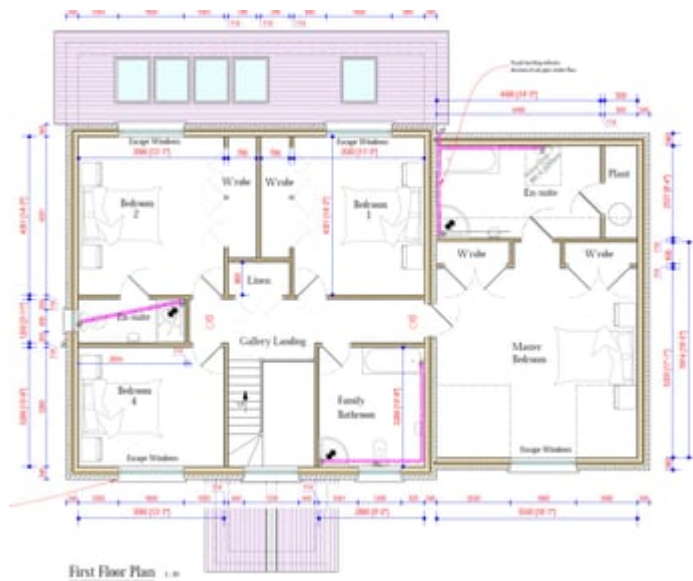
### Integrated Garage

6m x 5.5m (19' 8" x 18' 1") Double Garage with up and over door, side window, multiple sockets.

## First Floor

### Gallery Landing

With vaulted ceiling over staircase and window to front enjoying the views towards the coast., integrated linen cupboard.



### Master Bedroom

5.5m x 5.9m (18' 1" x 19' 4") A luxurious double bedroom suite with window to front enjoying views towards the coast, multiple sockets, radiators, fitted wardrobes and access into:

### En-Suite

4.4m x 2.3m (14' 5" x 7' 7") With space for walk-in shower, WC, single wash hand basin, heated towel rail, access to side plant room.

### Bedroom 2

3.9m x 4.35m (12' 10" x 14' 3") Double bedroom, window to rear, fitted wardrobes, multiple sockets, radiator, access to:

### En-Suite

2.9m x 1.2m (9' 6" x 3' 11") With space for a corner shower, WC, single wash hand basin, heated towel rail, side window.

### Bedroom 3

3.5m x 4.3m (11' 6" x 14' 1") Double bedroom, rear window overlooking garden, fitted wardrobes, multiple sockets, radiator.

### Bedroom 4

3.9m x 3.2m (12' 10" x 10' 6") Double bedroom, window to front, multiple sockets, radiator.

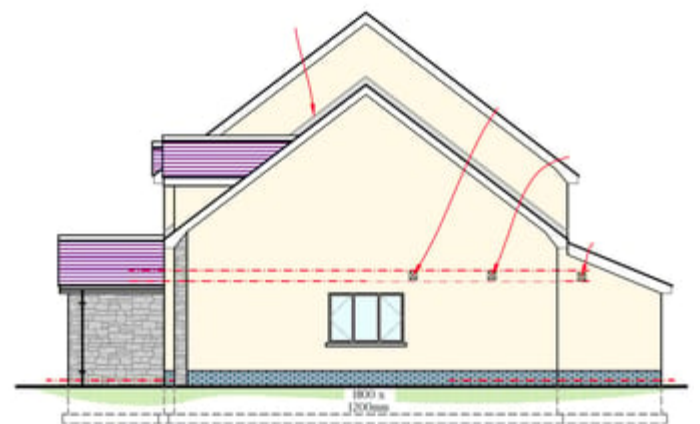
### Family Bathroom

3.2m x 2.8m (10' 6" x 9' 2") With space for panelled bath and shower over, single wash hand basin, heated towel rail, dual flush WC, potential for corner shower.

## External

### To front

The property is approached via the adjoining county road into a private forecourt with ample parking for 3+ vehicles and access to the private garage. Footpaths lead through to:



### Rear Garden

Rear Garden and extended patio area from the kitchen area with large garden laid to lawn bound by 6' high fencing and mature hedgerows to rear.



## Services

We understand that the property would be freehold.

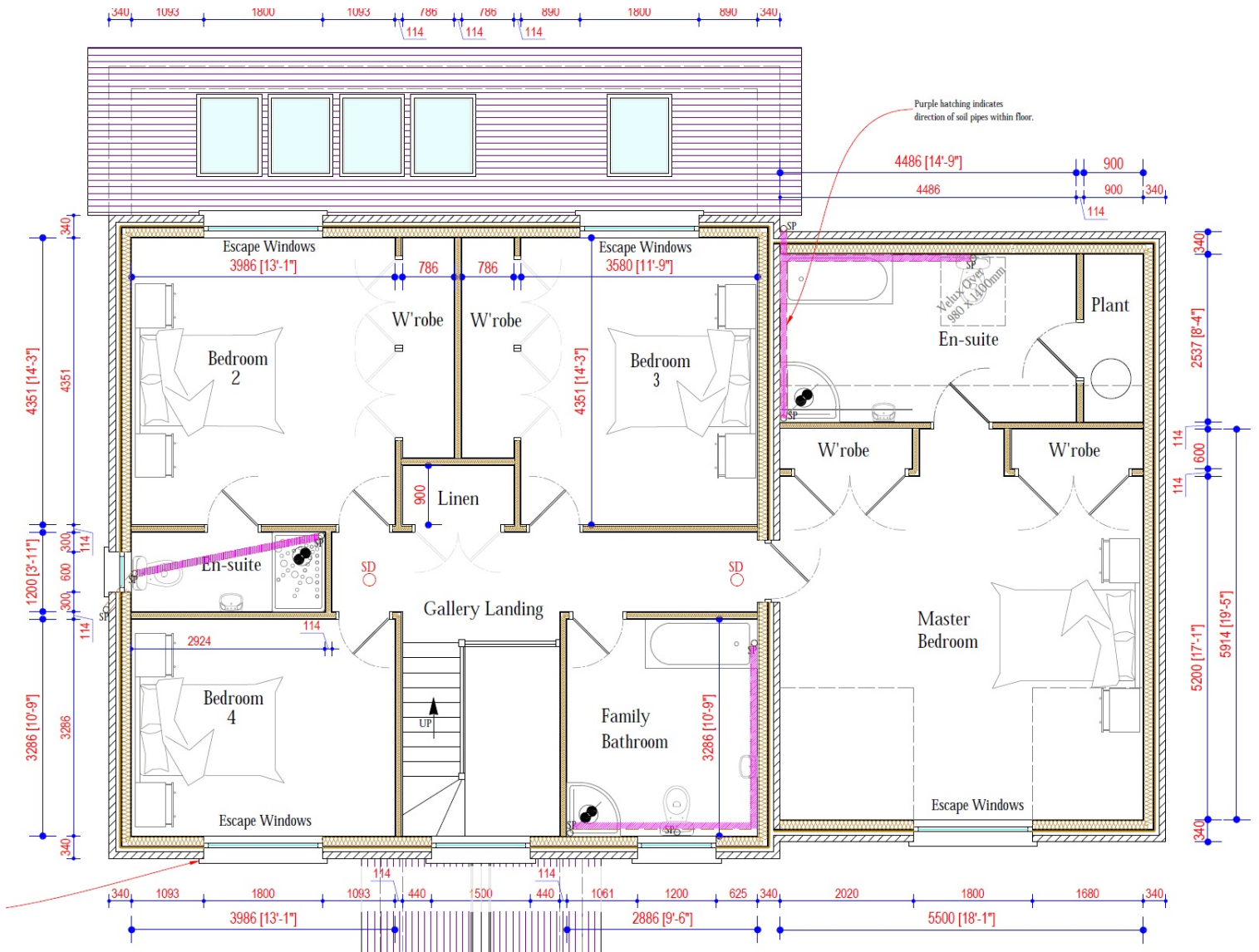
Council Tax tbc on completion of the dwelling.

We are advised that the property benefits from mains water, electricity. Air source heating by a private drainage system

## Directions

Travelling north on the A487 heading south from Synod Inn to Cardigan. Proceed through the village of Plwmp and into Pentregat taking the first right hand exit signposted Llangrannog/Urdd Camp. Continue along this road for approximately 1 mile heading down into the village of Pontgarreg bearing left before the village hall and continue past the former primary school to a junction. Take the left hand exit and proceed along the road for approximately 200 yards and the building plots are located on the left hand side as identified by the Agents For Sale board.





First Floor Plan 1:50

Dyffryn

10.000m

Boundaries to Plot 4 indicated  
edged in RED thus.

Plot 1

Plot 2

Plot 3

Plot 4

lo??n

Nevern

