

**ATTENTION 1ST TIME BUYERS ! Brand new 3 bed Affordable Home. Sought after development. Brynhoffnant, near Llangrannog/Plwmp.**



**Plot 3, Llangrannog Road, Brynhoffnant, Near Llangrannog, Ceredigion.**

**SA44 6ED.**

**£199,500**

**R/4448/SS**

**\*\*Attention 1st time buyers\*\*Brand new 3 bed semi detached Affordable home\*\*Sought after development\*\*High specification\*\*Low running costs\*\*Spacious plot\*\*Central village location\*\*Private off road parking\*\*Large spacious garden\*\*Air source heating\*\*10 minutes drive to Cardigan Bay\*\***

The property is situated within the coastal village of Brynhoffnant positioned just off the A487 trunk road that runs along the West Wales coastline. The village offers a good level of local facilities and amenities including popular village shop and petrol station, refurbished public house and pizzeria, popular community primary school, great public transport connectivity and places of worship. The sandy coves of Llangrannog, Penbryn, Tresaith and Cwmttydu are all within 5-10 minutes drive of the property.



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## GENERAL

The properties will be highly efficient with low running costs.

The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation.

The property will be run by an efficient air source heating system which provides underfloor heating on the ground floor and radiator system on the 1st floor.

Purchasers must qualify with Ceredigion County Council's affordable home policies. Guidance can be found here: <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

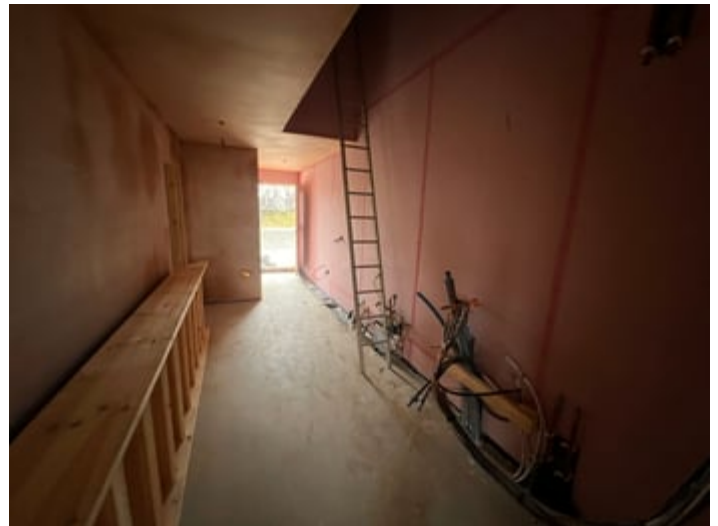
A truly exceptional development site which will be sought after, those interested must be secure their position asap.

The new home will be ready early 2025.

## GROUND FLOOR

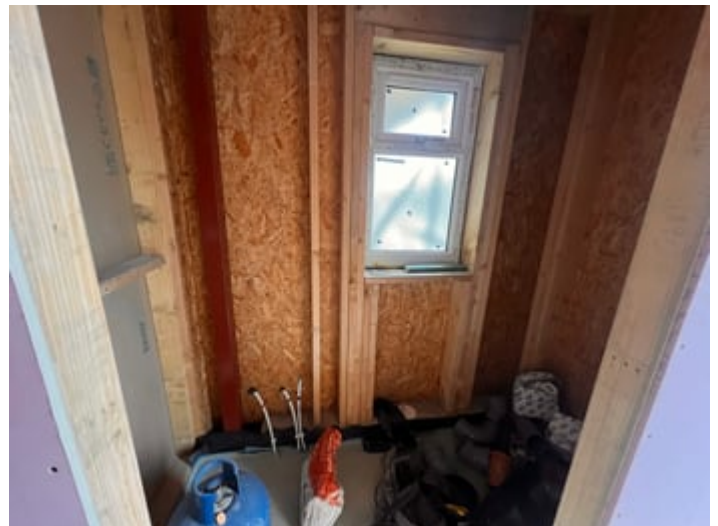
### Entrance Hallway

Accessed via composite door into a warm and inviting entrance with stairs to first floor. Access to all ground floor living rooms.



### W.C

3' 11" x 6' 5" (1.19m x 1.96m)



### Living Room

16' 5" x 0' 0" (5.00m x 0.00m) with double glazed window to front, multiple sockets, radiator, TV point.



### Kitchen / Dining Area

20' 0" x 12' 1" (6.10m x 3.68m) kitchen and dining space with rear window and sliding patio door to garden, space for high quality range of base and wall units, potential for those hoping to secure the house early to design their own kitchen space with a range of options for integral appliances, various flooring options available, space for dining table, multiple sockets, TV point.

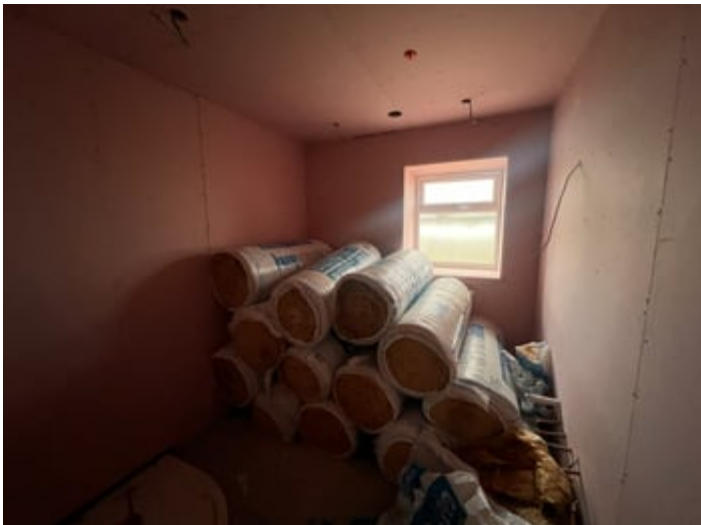
### FIRST FLOOR

## Landing



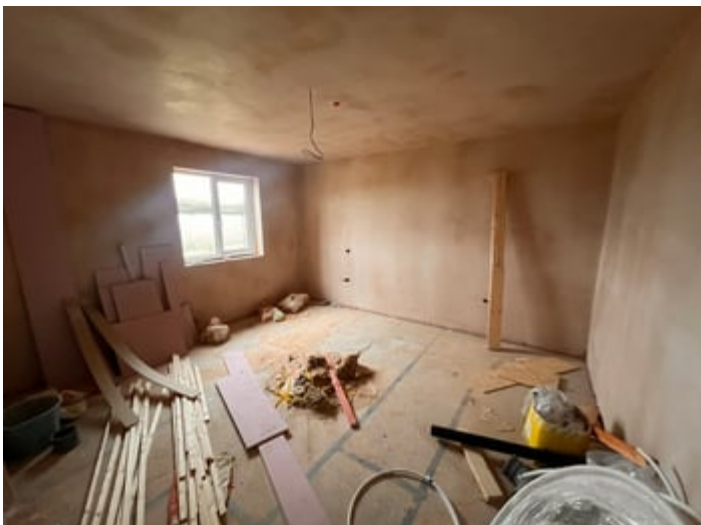
## Bathroom

10' 6" x 7' 5" (3.20m x 2.26m) with the option of a panelled bath or walk in shower, w.c. single wash hand basin, double glazed window to rear.



## Bedroom 1

10' 6" x 14' 3" (3.20m x 4.34m) a double bedroom, double glazed window, multiple sockets, radiator, views over countryside to sea.



## Bedroom 2

14' 3" x 10' 9" (4.34m x 3.28m) a double bedroom, double glazed window to front, multiple sockets, radiator.





**Bedroom 3**

with double glazed window to front, multiple sockets, radiator.



**EXTERNALLY**

**To The Front**

The property is approached via the main road leading through to -



**Rear Garden**

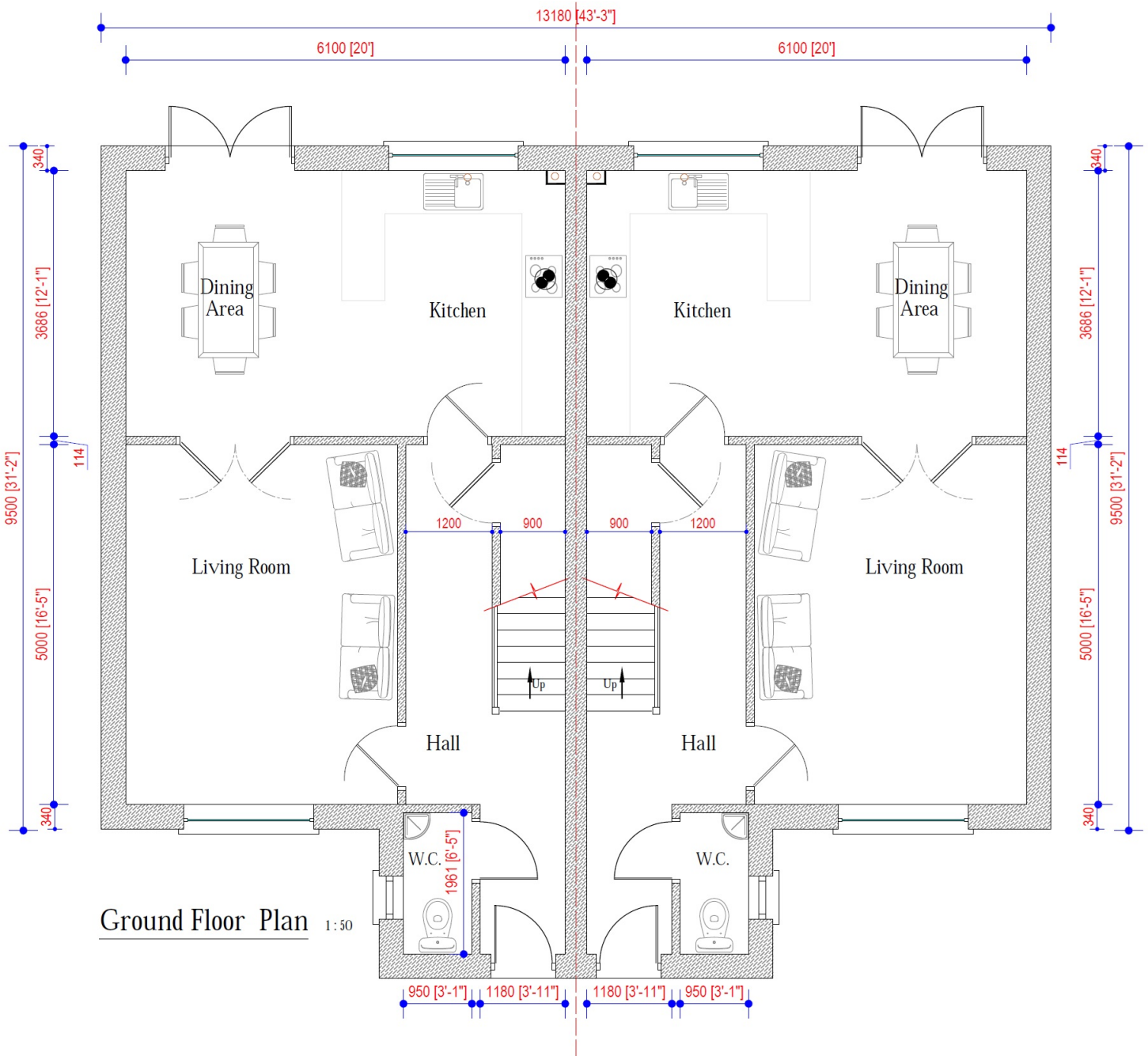
a great spacious garden area with access from the rear kitchen area also, with views over Cardigan Bay



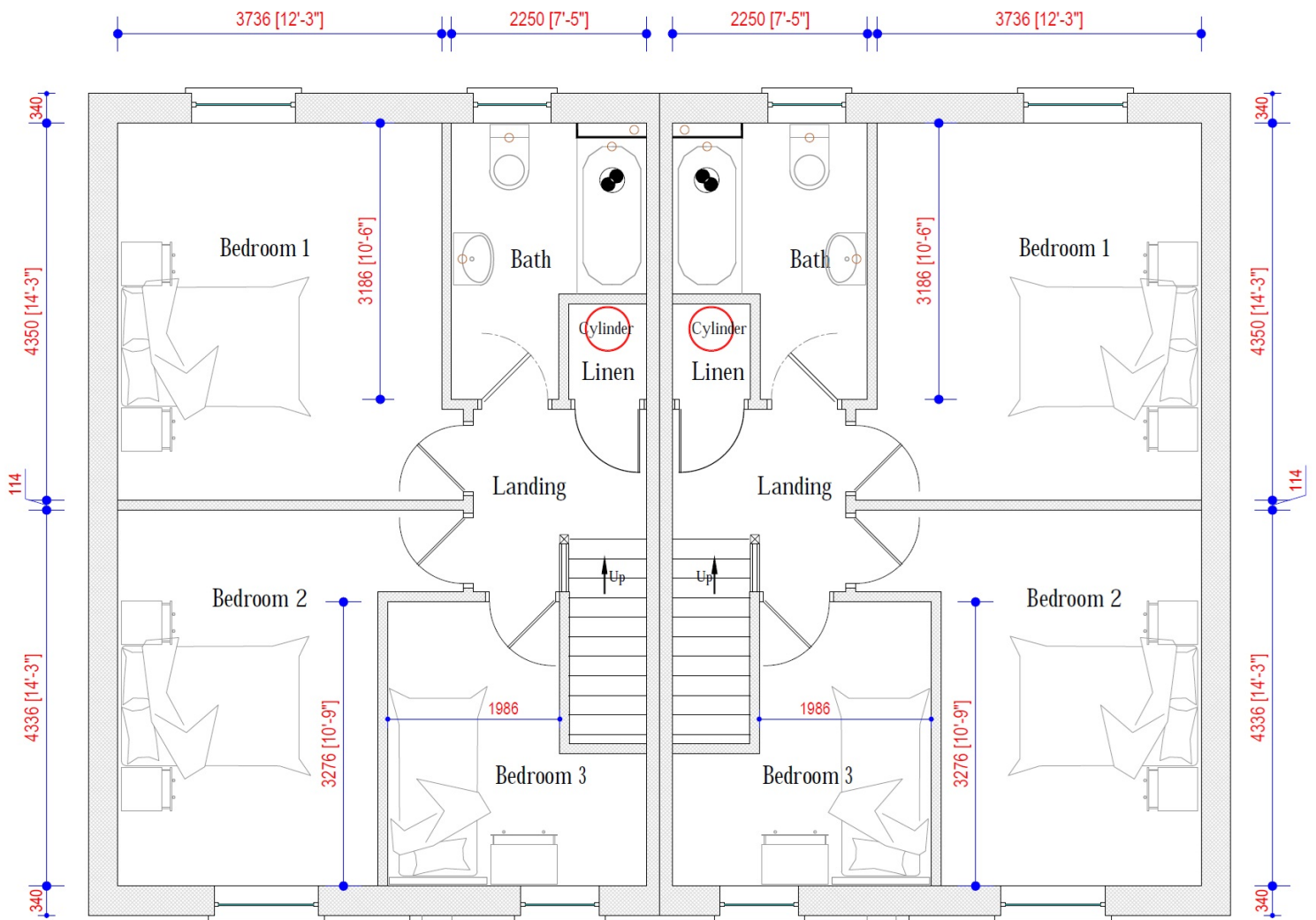


## Tenure

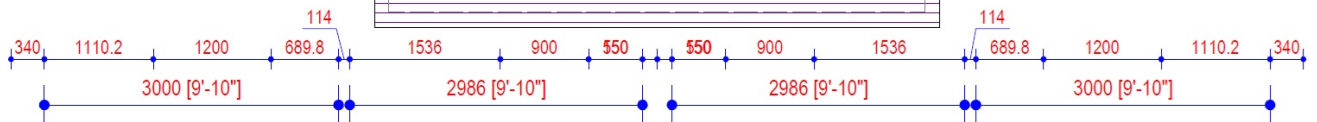
The property is of Freehold Tenure.



Ground Floor Plan 1:50



First Floor Plan 1:50





## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



For further information or  
to arrange a viewing on this  
property please contact :

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