

*Exceptional and Substantial 4 Bed Detached Dwelling. Pontgarreg, near Llangrannog on Cardigan Bay - West Wales.*



**Plot 3 Adjacent Dyffryn Pontgarreg, Llandysul, Ceredigion. SA44 6AU.**

**£537,500**

**Ref R/3505/RD**

**\*\* Exceptionally finished brand new home\*\*Substantial 4 bed detached dwelling \*\*Set within a spacious plot \*\* Distant views towards the coast \*\*Central coastal village location \*\*Impressive build quality\*\* Highly Energy efficient with low running costs  
\*\*Private parking and double garage \*\*High specification\*\*Attractive design with feature stonework\*\*Substantial rear garden\*\*  
One of the rare opportunities to secure a high quality new build along the 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.



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## General

A high specification new home of exceptional quality by a reputable developer, set within a commodious plot in a popular coastal village location.

High specification kitchen and bathrooms are fitted along with quality flooring in key rooms.

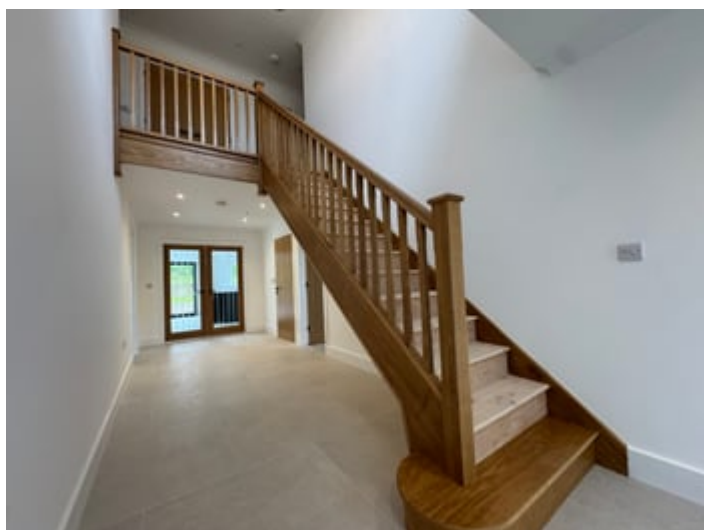
It is rare to secure such a large building plot with exceptional build standard within a coastal village location, coupled with ample parking to front with double garage and large rear private garden space with extending patio area from the feature kitchen and dining space.

The property will benefit from a 6 year architect Warranty Certificate.

The Accommodation provides as follows -

## GROUND FLOOR

### Entrance Hallway



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 custom made Oak staircase to first floor, tiled flooring, multiple sockets, spot lights to ceiling.

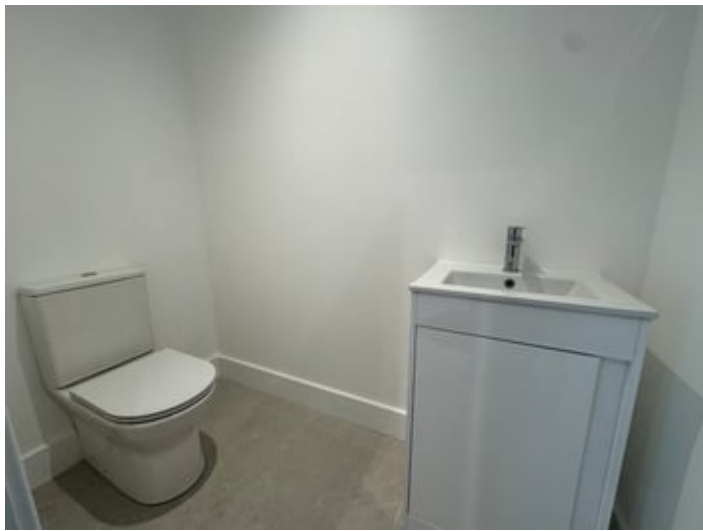
### Study/Play Room (Potential bedroom)



2.8m x 3.8m (9' 2" x 12' 6") With window to front, multiple sockets.

### Ground Floor W.C

2.8m x 2m (9' 2" x 6' 7") with w.c. single wash hand basin and vanity unit, tiled flooring.



## Living Room

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



## Kitchen/Dining Room







10.1m x 5.2m (33' 2" x 17' 1") Large open plan kitchen, dining and living space with feature 16' bi-fold doors to rear patio area enjoying a wonderful aspect over the rear garden.

High quality range of dove grey and anthracite two tone base and wall units and kitchen island with integrated double oven and grill, induction hobs with extractor over, fitted dishwasher, wine fridge, fitted fridge freezer, rear window overlooking garden, being open plan providing excellent space with dining area for 8+ persons dining table, corner seating area, velux roof lights over allowing excellent natural light into the space.

Kitchen island with breakfast space, quartz worktop throughout, multiple sockets, TV point.

### Pantry



1.85m x 1.63m (6' 1" x 5' 4") with walk in pantry with multiple sockets.

### Inner Hallway

With external door to garden, connecting door to utility room and garage.

### Utility Room



7' 7" x 11' 7" (2.31m x 3.53m) with Navy base and wall units with formica work top, washing machine connection point, sink and drainer with window overlooking garden.

### Integrated Garage



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

## FIRST FLOOR

## Gallery Landing



Accessed via custom made Oak staircase from the reception hallway with vaulted ceiling over staircase and window to front enjoying the views towards the coast, integrated linen cupboard, access to loft.

## Master Double 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, 2 fitted wardrobes and access into:



## En-Suite



4.4m x 2.3m (14' 5" x 7' 7") With feature roll top bath, 1600mm walk-in shower with side glass panel, .w.c and single wash hand basin, WC, single wash hand basin and vanity unit, part tiled walls, heated towel rail, velux roof light over.

## Double Bedroom 2



3.9m x 4.35m (12' 10" x 14' 3") Double bedroom, window to

rear, fitted wardrobes, multiple sockets, radiator, access to:

### Double Bedroom 3



13' 1" x 10' 9" (3.99m x 3.28m) Double bedroom, front window with views, multiple sockets, radiator, connecting door into



### Walk-in wardrobe / Potential Store room or En-suite

2.9m x 1.2m (9' 6" x 3' 11") With side window, potential for en suite facility or walk in wardrobe.

### Family Bathroom

3.2m x 2.8m (10' 6" x 9' 2") With roll top bath, window with distant sea views, 1600 mm walk in corner shower, side glass panel, single wash hand basin and vanity unit, heated towel rail, dual flush w.c.,

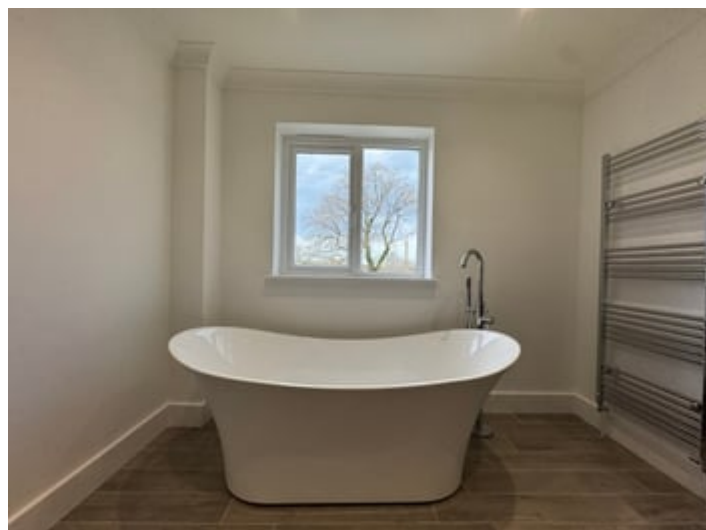


11' 9" x 14' 3" (3.58m x 4.34m) window to rear, multiple sockets, radiator, fitted wardrobes

### Bedroom 4







## EXTERNALLY

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 double 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.



### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE'

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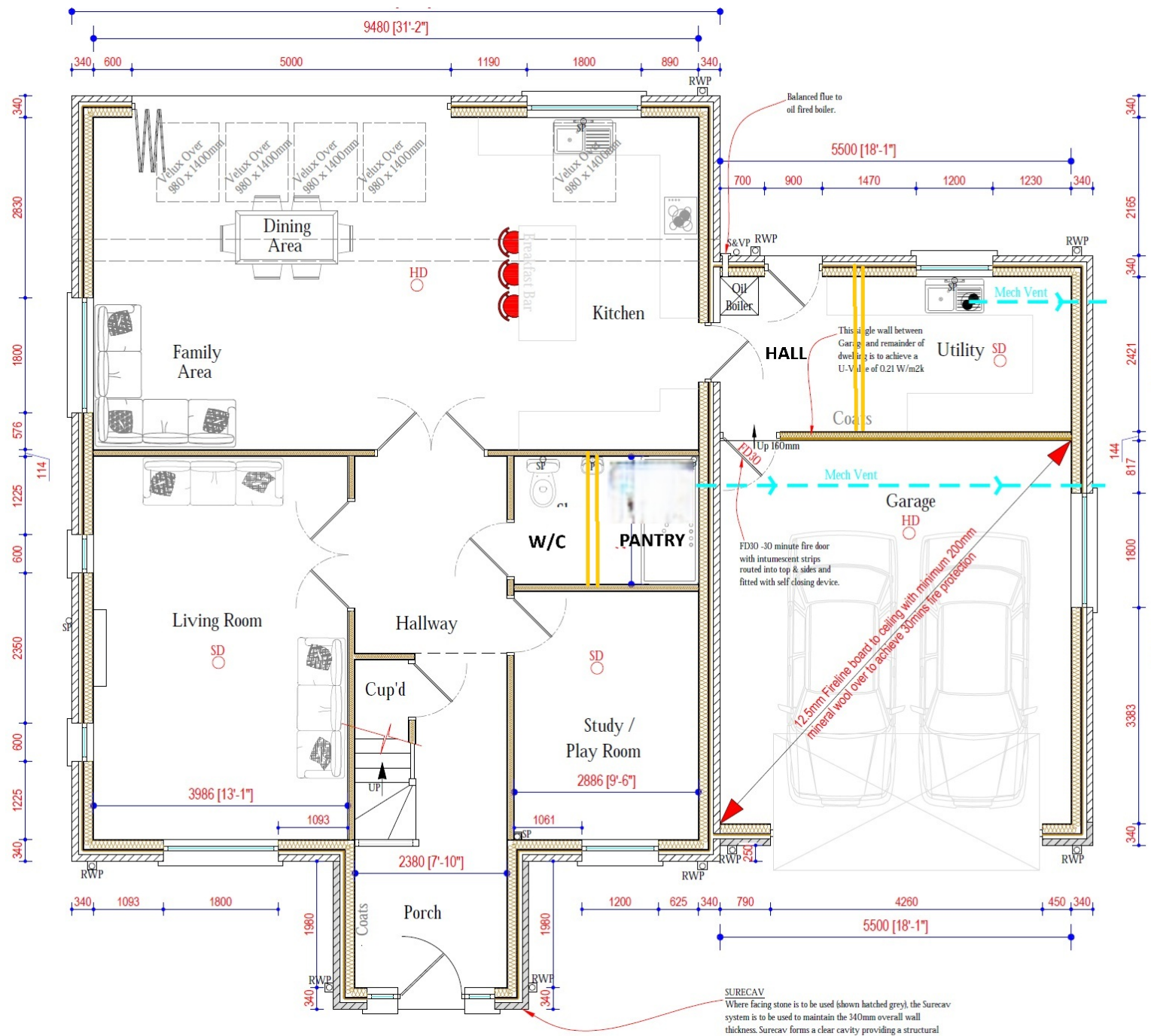
## **Services**

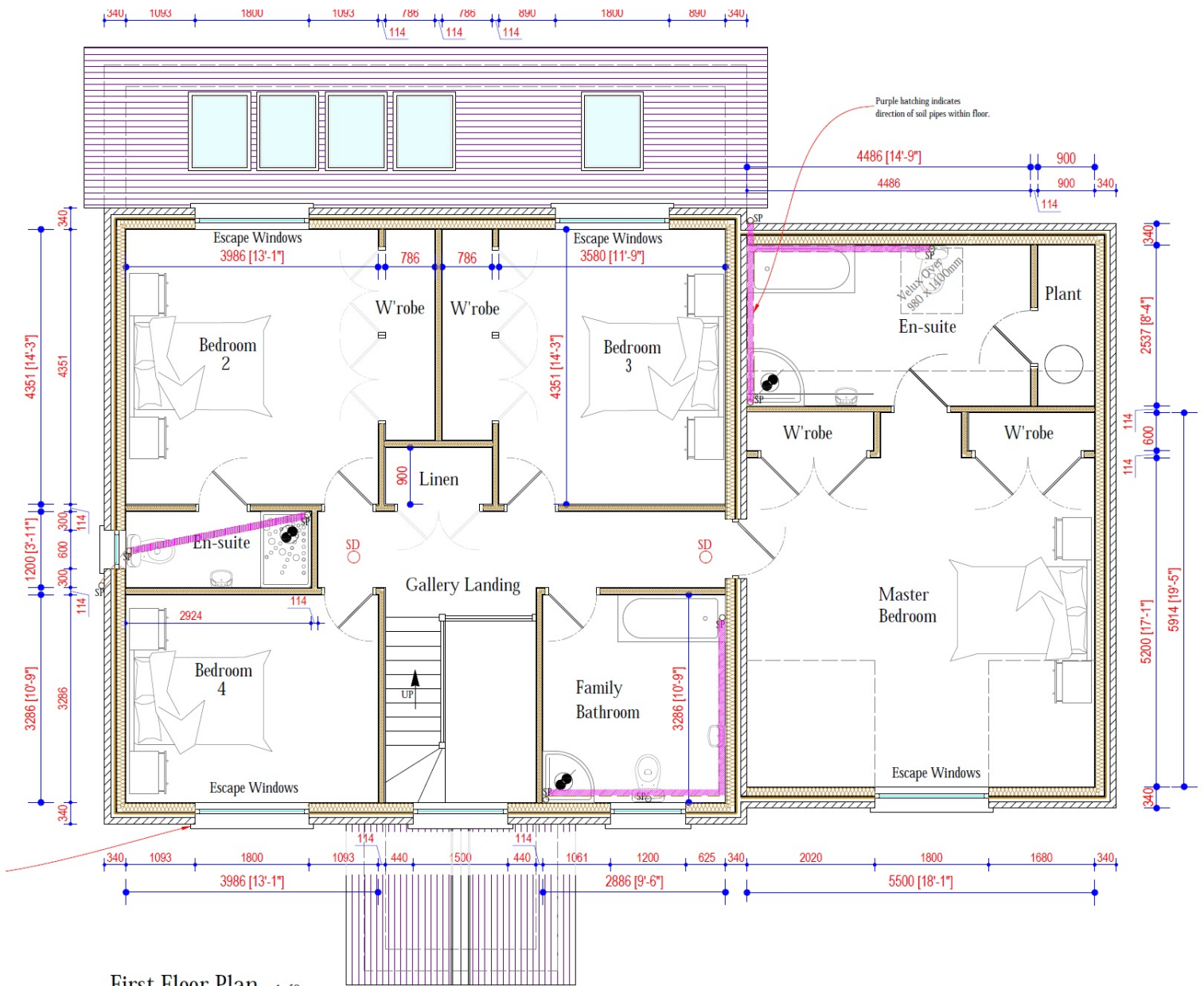
We are advised that the property benefits from mains water,

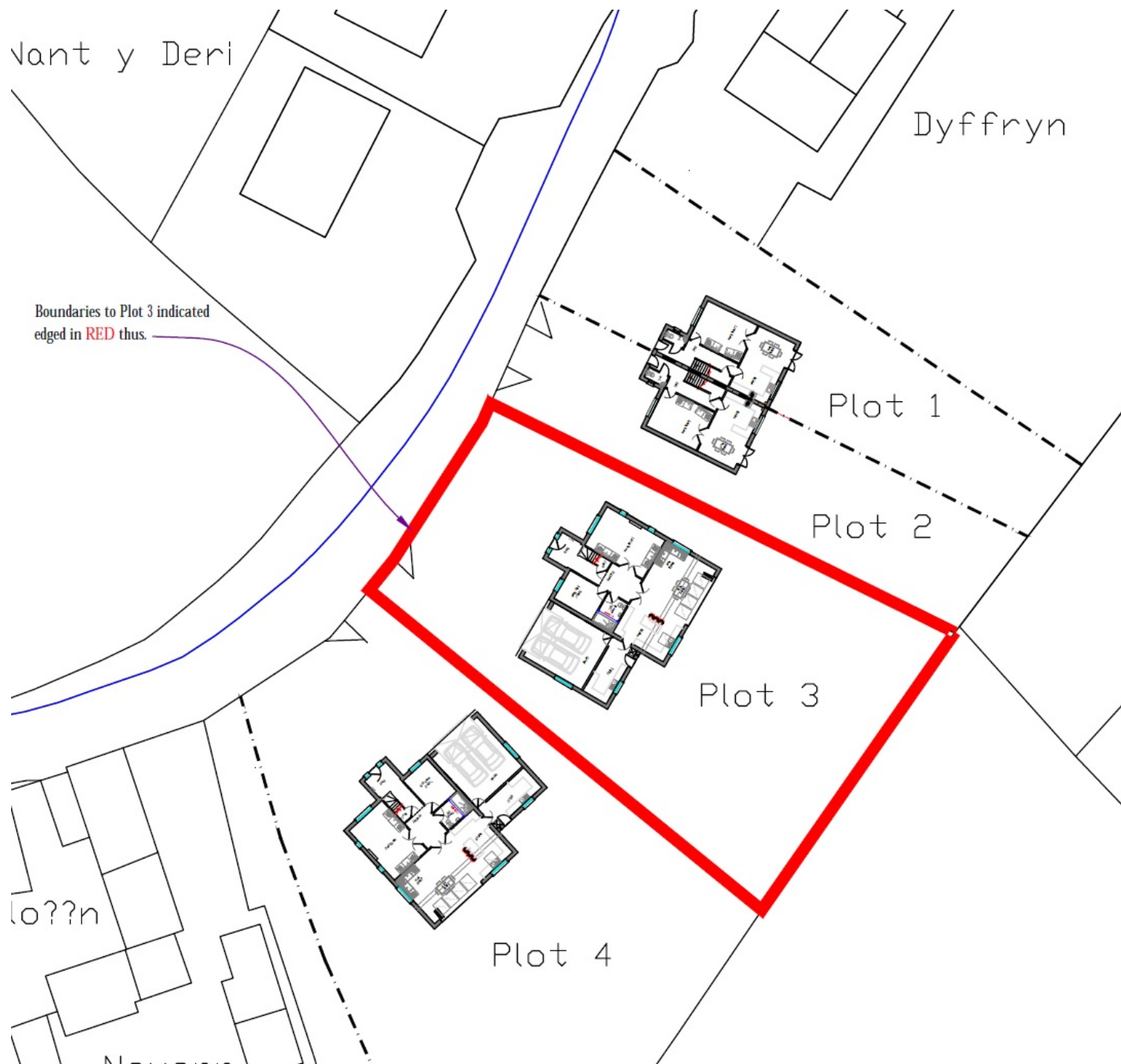
electricity. Air source heating by a private drainage system.

Council Tax Band tbc. (Ceredigion County Council).











## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Garage. Private.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**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

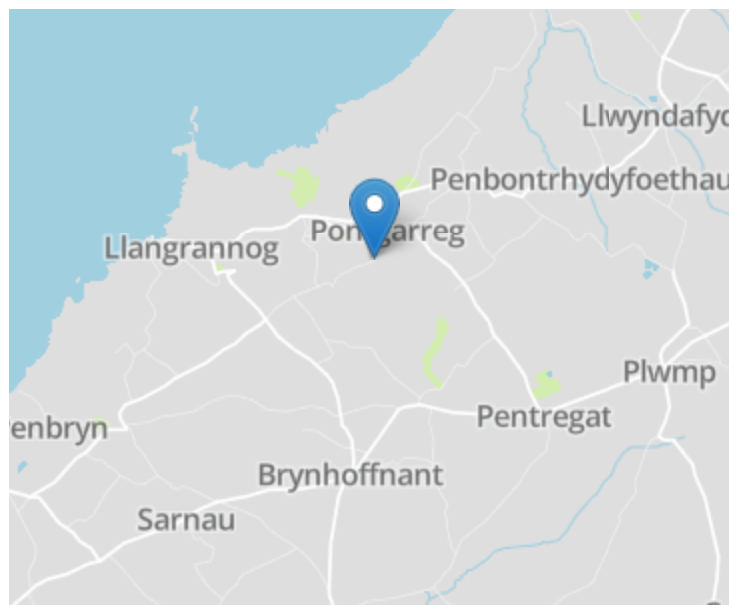
**Any easements, servitudes, or wayleaves?** No

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

### Existing Planning Permission

Title: Extension to front and rear of dwelling and the replacement of a flat roof to garage to pitched roof and associated works, Submitted

Date: , Ref No: A181038, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



### 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.

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

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