

Regulated by:



**RICS**



Since 1989

*New High quality 4/5 Bed Home in sought after location. Llanrhystud Near Aberaeron / Aberystwyth - West Wales.*



**Plot H8 Clos Alltfach, Llanrhystud, Ceredigion. SY23 5DY.**

**Ref R/3823/RD**

**£420,000**

**\*\*High Quality 4/5 Bed Family Home\*\*Set within a large plot\*\*Off road parking for 4+ vehicles\*\*Garage\*\*Spacious Accommodation\*\*Opportunity to select your own kitchen, bathroom, tiling and flooring\*\*TO BE COMPLETED BY CHRISTMAS 2023\*\*Sought after development site\*\*Walking distance to village amenities\*\*FANTASTIC OPPORTUNITY TO SECURE A BRAND NEW FAMILY HOME CLOSE TO VILLAGE AMENITIES AND CONVENIENT TO BOTH ABERAERON AND ABERYSTWYTH\*\***

The property is situated within the coastal village of Llanrhystud being off the A487 trunk road. The village offers a good level of local amenities and services including primary school, village shop, post office, mini supermarket, petrol station, public house, local restaurants, golf club and access to the beach and All Wales coastal path. The village lies some 20 minutes equi distance from the Georgian Harbour town of Aberaeron to the south and the University town of Aberystwyth to the North.



## GENERAL

An exceptional 4/5 bed family home set within a popular development within the coastal village of Llanrhystud.

The property offers 4/5 bed accommodation with En Suite facilities.

The home is set within a large spacious plot with ample parking for 4+ vehicles to the front and side leading to a large private garage and an extending garden area laid to lawn.

A highly efficient new build home with low running costs.

AN OPPORTUNITY NOT TO BE MISSED. HOUSE READY BY CHRISTMAS 2023.

## GROUND FLOOR

### Entrance Hallway



6' 5" x 16' 4" (1.96m x 4.98m) accessed via a covered porch area through composite door with side glass panel, multiple

sockets, stairs to first floor.

### Lounge

15' 3" x 14' 8" (4.65m x 4.47m) a large family living room with window to front, multiple sockets, TV point.



### Kitchen/Dining Room

15' 4" x 15' 3" (4.67m x 4.65m) with space for a luxurious range of kitchen base and wall units with supporting fitted appliances, sink and drainer, plumbing for dishwasher, space for kitchen island and dining table, rear window. Glass door to garden, multiple sockets, TV point.

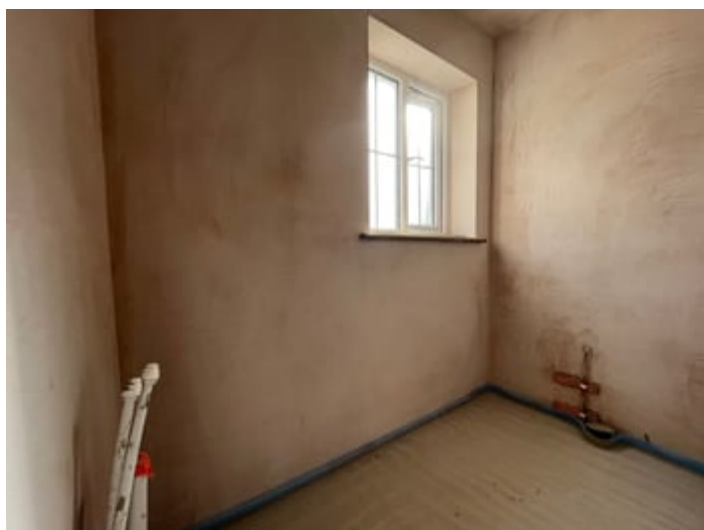


## Study/Dining Room/Play Room/Potential Bedroom



12' 3" x 9' 7" (3.73m x 2.92m) with window to front, multiple sockets, TV point.

## W.C. (located off the ent hallway)



Provides w.c. single wash hand basin, rear window.

## Utility Room

9' 7" x 7' 6" (2.92m x 2.29m) rear window to garden and side pedestrian door. Plumbing for washing machine, multiple sockets. Space for a range of base units. Houses a Grant combi boiler.

## FIRST FLOOR

## Landing



With window to rear garden. Multiple sockets. Access to Loft. Airing cupboard.

## Master Bedroom

9' 3" x 15' 2" (2.82m x 4.62m) a double bedroom suite located to the front of the house with 2 windows overlooking the front, 2 x radiator, multiple sockets.





## En Suite



9' 2" x 4' 5" (2.79m x 1.35m) with 4' wide walk in shower, w.c. single wash hand basin, heated towel rail, window to front.

## Family Bathroom



9' 6" x 8' 0" (2.90m x 2.44m) with enclosed corner shower, corner bath, w.c. single wash hand basin, heated towel rail, side window.

## Front Bedroom 2

13' 4" x 10' 2" (4.06m x 3.10m) (max) a double bedroom, window to front, multiple sockets, radiator, TV point.



## Rear Bedroom 3

12' 2" x 8' 7" (3.71m x 2.62m) a double bedroom, radiator, multiple sockets, rear window to garden. TV point.



## Rear Bedroom 4

13' 4" x 9' 7" (4.06m x 2.92m) a double bedroom, radiator, multiple sockets, rear window to garden, TV point.



## EXTERNALLY

## To the Front



The property is approached from the adopted estate road to a private driveway with ample space for 4+ vehicles to park with side area laid to lawn and driveway continuing to -

## Garage

19' 5" x 13' 2" (5.92m x 4.01m) of block construction under a slated roof with electric up and over door and multiple sockets, side window and door to garden.



## To the Rear

Rear garden area with extending patio from the kitchen/dining room enjoying a southerly aspect with all day sunshine.







## **TENURE**

We are informed that the property is of a Freehold Tenure.

## **Services**

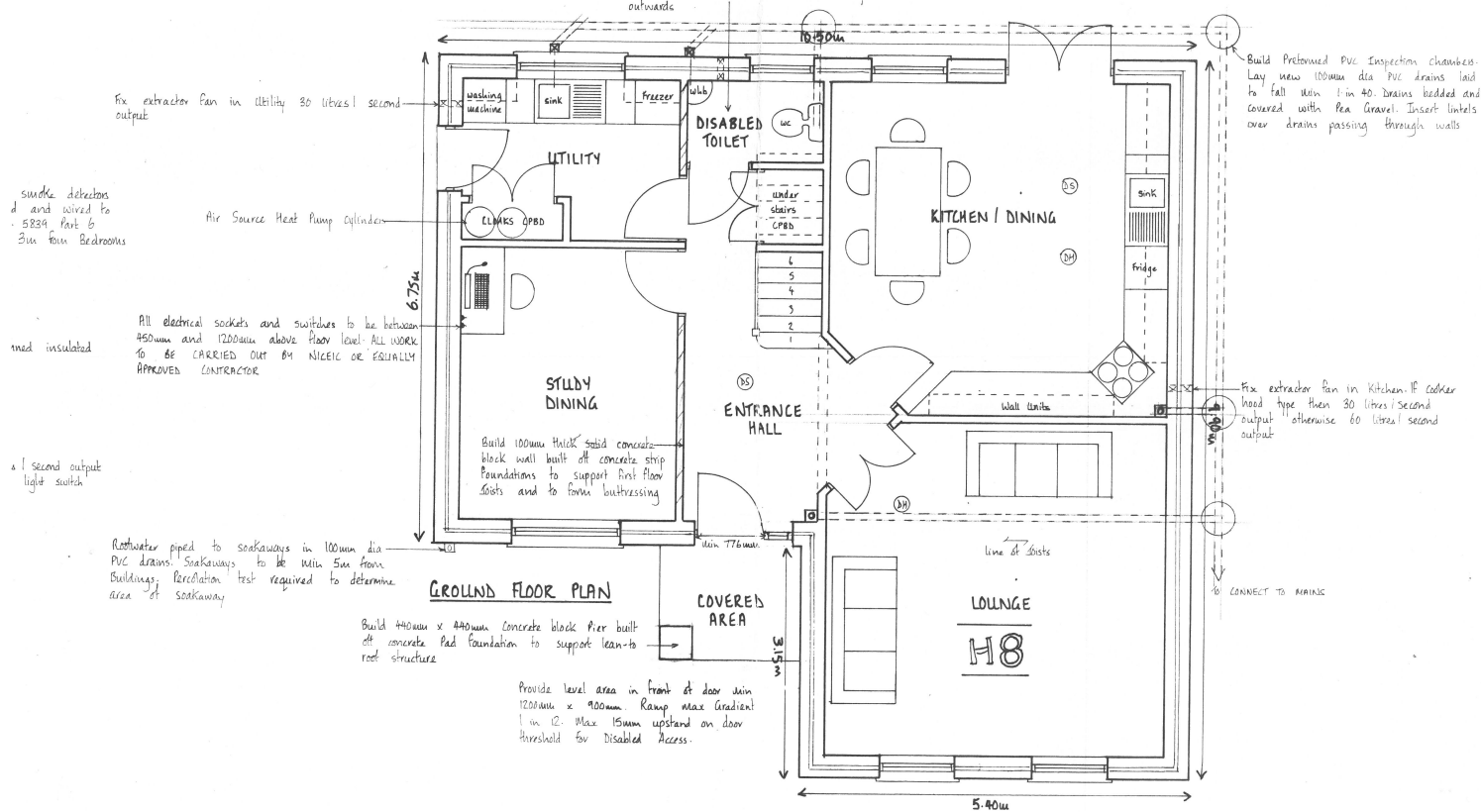
We are advised that the property benefits from Mains Electricity, Water and Drainage. Oil Central Heating.

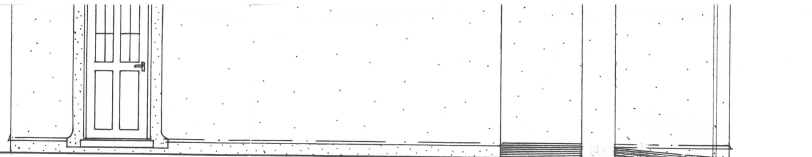
## **Directions**

From Aberaeron proceed North East on the A487 coast road to the village of Llanrhystud. Drive through the village and just before you cross the bridge, alongside the post office on the right hand side and just before the Black Lion Hotel, turn right. Proceed up this road and take the 1st right hand turning into an Estate road. Keep straight ahead and you will come into Clos Allt Fach. As you enter Clos Allt Fach the property is the third on the left hand side.

and side U-Value required

Ensure clear area min 400 x 760mm in front of WC for Disabled Access. Door to open outwards.

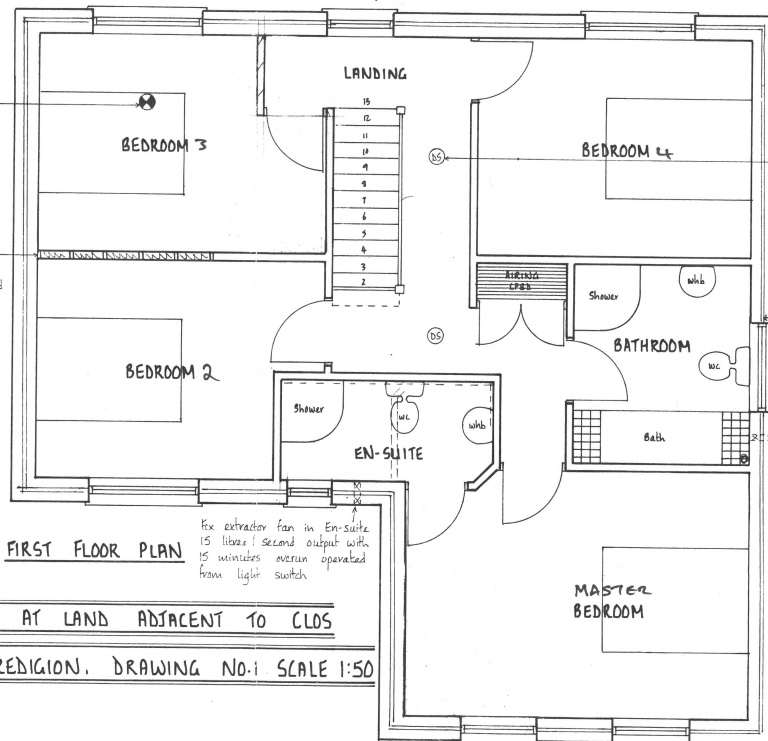




EAST ELEVATION.

Fix energy efficient lights with luminous efficacy greater than 45 lumens / circuit watt. All internal lights to be energy efficient and with 1-10 externally.

Fix 100mm x 50mm s/s treated stud Partitions with studs @ 400mm c/c. Insert 100mm mineral wool sound insulation between studs. Fix Wallboard 10 Plasterboard and skim finish. Double up joists under Partitions, bath and shower.



FIRST FLOOR PLAN

Fix extractor fan in En-suite 15 litres / second output with 15 minutes overrun operated from light switch.

Fix electrically operated heat a with battery backup intercom a separate fused circuit to Smoke detectors to be minimum

Cavities closed at reveals with a cavity closer to prevent cold brid

Fix extractor fan in Bathroom 15 with 15 minutes overrun operated

PROPOSED 4. BEDROOM HOUSE DWELLING AT LAND ADJACENT TO CLOS

ALLTACH, LLANRHYSTUD, ABERYSTWYTH, CEREDIGION. DRAWING NO:1 SCALE 1:50