

A brand new 4 bed detached family home. Sought after development. Llanrhystud. Near Aberaeron/Aberystwyth - West Wales.



4 Clos Carrog, Llanrhystud, Ceredigion. SY23 5BF.

£385,000

Ref R/5060/RD

****A brand new 4 bedroom detached home**Set in popular coastal development site**Spacious family living accommodation with commodious bedrooms**2 Bath**Private off road parking and garden area**Walking distance to village amenities and beach**Built to a high specification with a good standard of fixtures and fittings**Ready Spring 2026**DO NOT MISS THIS OPPORTUNITY ! ****

The property is situated within the sought after residential estate of Clos Carrog which is a quiet residential cul de sac of similar high quality properties and is situated within the coastal village of Llanrhystud being off the main 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 the 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.



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GENERAL



A brand new 4 bed family home to be completed to the highest order with good standard of fixtures and fittings. Excellent workmanship in a spacious plot with ample off road private parking and rear garden area.

The accommodation provides more particularly as follows -

GROUND FLOOR

Covered Porch

Accessed via composite door. Into -

Entrance Hallway

1.8m x 3.7m (5' 11" x 12' 2") with staircase to first floor.

Access to -

Lounge

6.3m x 3.7m (20' 8" x 12' 2") with 2 windows to front, multiple sockets, tv point.

Kitchen/Dining Room

6.3m x 3.4m (20' 8" x 11' 2") with space for high quality kitchen, rear window to garden, dining area with space for 6+ persons table, double glass doors to garden. Access to -

Utility Room

2.37m x 1.85m (7' 9" x 6' 1") with under larder appliance

space, rear window, side external door. Access to -

W.C.

9.7m x 1.87m (31' 10" x 6' 2") with w.c. single wash hand basin.

FIRST FLOOR

Master Bedroom

3.7m x 3.5m (12' 2" x 11' 6") a spacious double room with window to garden.

En Suite

2.4m x 1.2m (7' 10" x 3' 11") with enclosed corner shower, w.c. single wash hand basin, heated towel, rear window.

Bedroom 2

2.68m x 3.72m (8' 10" x 12' 2") a double bedroom, window to front.

Bedroom 3

2.68m x 3.72m (8' 10" x 12' 2") a double bedroom with window to front.

Bedroom 4

2.7m (max) x 3.72m (8' 10" (max) x 12' 2") a single bedroom with window to front, fitted cupboard.

Family Bathroom

3m x 2.4m (9' 10" x 7' 10") with space for shower, separate bath, single wash hand basin, vanity unit, w.c. rear window.

EXTERNALLY

To the Front

The property is approached from the adjoining estate road into a private tarmacadamed driveway with front garden area laid to lawn.





To the Rear

Rear enclosed garden area being completely private bound by 6ft panel fencing and being laid to lawn.



MONEY LAUNDERING REGULATIONS

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 ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

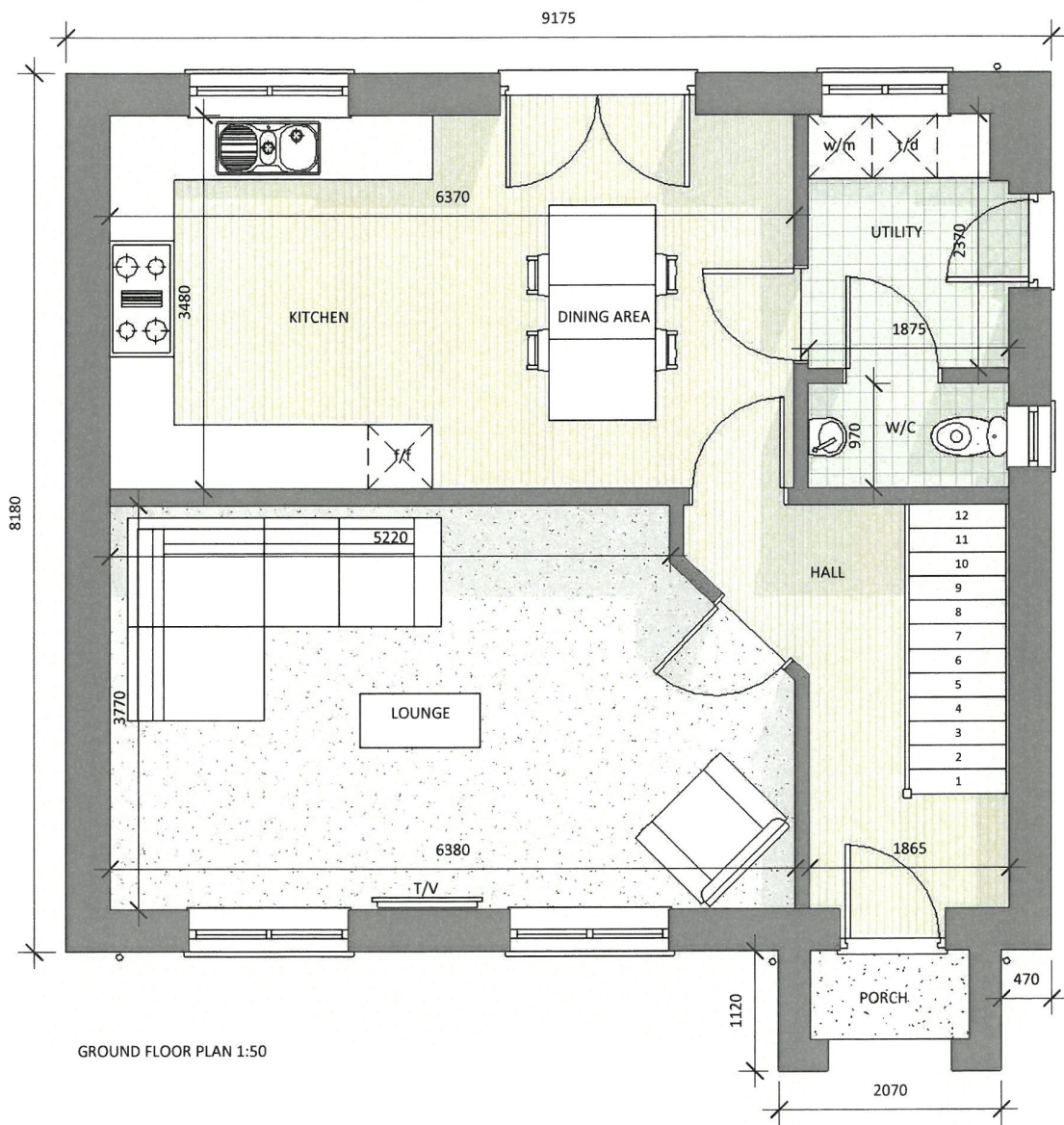
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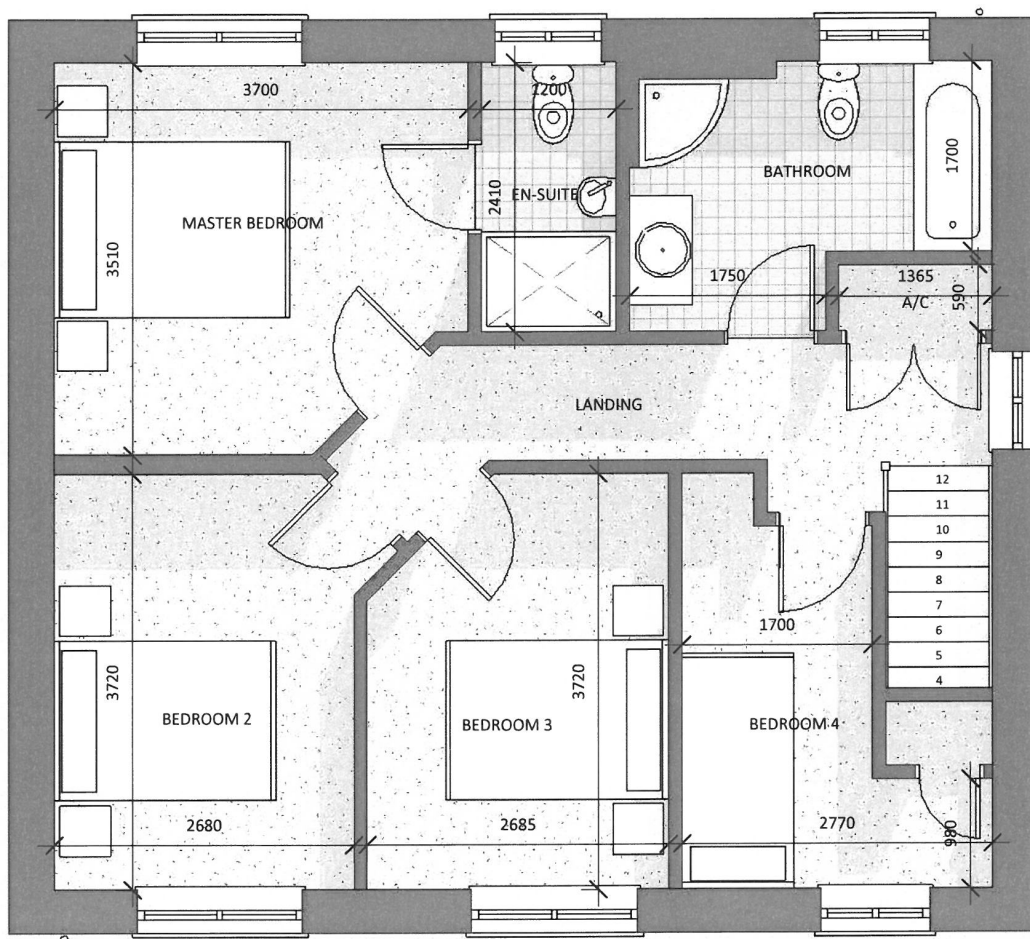
Services

The property benefits from mains water, electricity and drainage. Air source heating. Under floor heating throughout the ground floor.

Council Tax Band - Local Authority - Ceredigion County Council.

Tenure - Freehold.





FIRST FLOOR PLAN 1:50

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

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



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, just before the Black Lion public house turn right, proceed up this road and take the first right hand turning onto an estate road. Keep straight ahead of you and you will come into Clos Carrog as you enter Clos Carrog the property is located on the right 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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