

*Attention 1st time buyers. Detached 3 bedroom affordable home. Plwmp. Near New Quay/Cwmtydu/Llangrannog. West Wales.*



**Plot 3 Adj Ceriosen Bren Plwmp, Llandysul, Ceredigion. SA44 6HS.**

**£199,500**

**Ref R/4196/RD**

**\*\* Attention 1st time buyers \*\* Spacious 3 bedroom detached home \*\* Set in an elevated position with coastal views \*\* Private parking \*\* Large rear garden area \*\* To be completed within the next 6 months (prior to Christmas 2024) \*\* Highly efficient with low energy costs \*\* Reputable local developers \*\* A GREAT OPPORTUNITY IN A SOUGHT AFTER COASTAL LOCATION THAT CANNOT BE MISSED! \*\***

The property is positioned along a quiet country lane on the eastern fringes of the coastal village of Plwmp in south Ceredigion. Nearby Brynhoffnant and Synod Inn provide a good level of day to day needs including primary schools, village shops, places of worship, public houses etc. The larger towns of Cardigan and Aberaeron are all within 20-25 minutes drive of the property.



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## GENERAL

The development is positioned in a quiet area of the village along a quiet country lane that links to the top of Post Bach and Synod Inn.

The development has a total of 3 dwellings with detached open market house being located next to the existing built formerly affordable homes on the eastern side of the scheme.

The affordable homes share an entrance, central parking and turning areas with large garden space and wonderful coastal aspect over Cardigan Bay to the front.

The views to the rear over the adjoining countryside cannot be underestimated either. The houses will have highly insulative qualities and low running costs.

Teifi Developments are a local reputable developer with an excellent track record of building in the locality.

A great opportunity for 1st time buyers to get on the housing ladder.

## AFFORDABLE HOME QUALIFICATION

Please note that qualifying purchasers must ensure that they meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements. Details of the qualification can be found via:

<https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

## ACCOMMODATION

### Entrance Hallway

1.2m x 5m (3' 11" x 16' 5") accessed via a composite door with staircase to 1st floor.

### WC

0.9m x 2m (2' 11" x 6' 7") WC, single wash hand basin, side

window.

### Living Room

5m x 3.5m (16' 5" x 11' 6") a good sized family living room with window to front enjoying coastal views, multiple sockets, flooring tbc.

### Open Plan Kitchen and Dining Room

3.6m x 6.5m (11' 10" x 21' 4") offering potential for high quality kitchen base and wall units (subject to specification agreement), fitted appliances, sink and drainer, rear window overlooking garden, side dining area with space for 4+ persons table and side seating area, rear patio doors to garden.

## FIRST FLOOR

### Landing

With linen cupboard and plant room.

### Bedroom 1

3.6m x 4.3m (11' 10" x 14' 1") double bedroom, window to rear with countryside views, multiple sockets.

### Bathroom

2.1m x 2m (6' 11" x 6' 7") with panel bath and shower over, WC, single wash hand basin, heated towel rail.

### Bedroom 2

4.3m x 3m (14' 1" x 9' 10") double bedroom, window to front enjoying coastal views, multiple sockets, radiator.

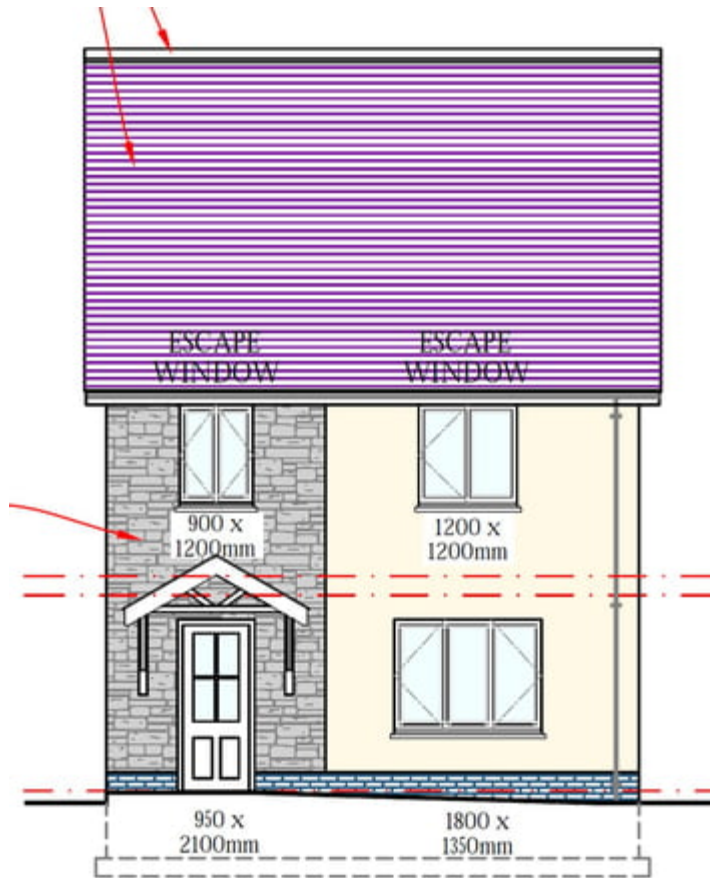
### Bedroom 3

2.7m x 3.2m (8' 10" x 10' 6") single bedroom with window to front, multiple sockets, radiators.

## EXTERNAL

The new homes will benefit from a shared driveway from the entrance road with private parking, a footpath continues to the rear garden with extending patio from the dining area and garden laid to lawn.

The garden is bound by 6' panelled internal boundary fencing providing excellent privacy to the house.



Front Elevation 1:100



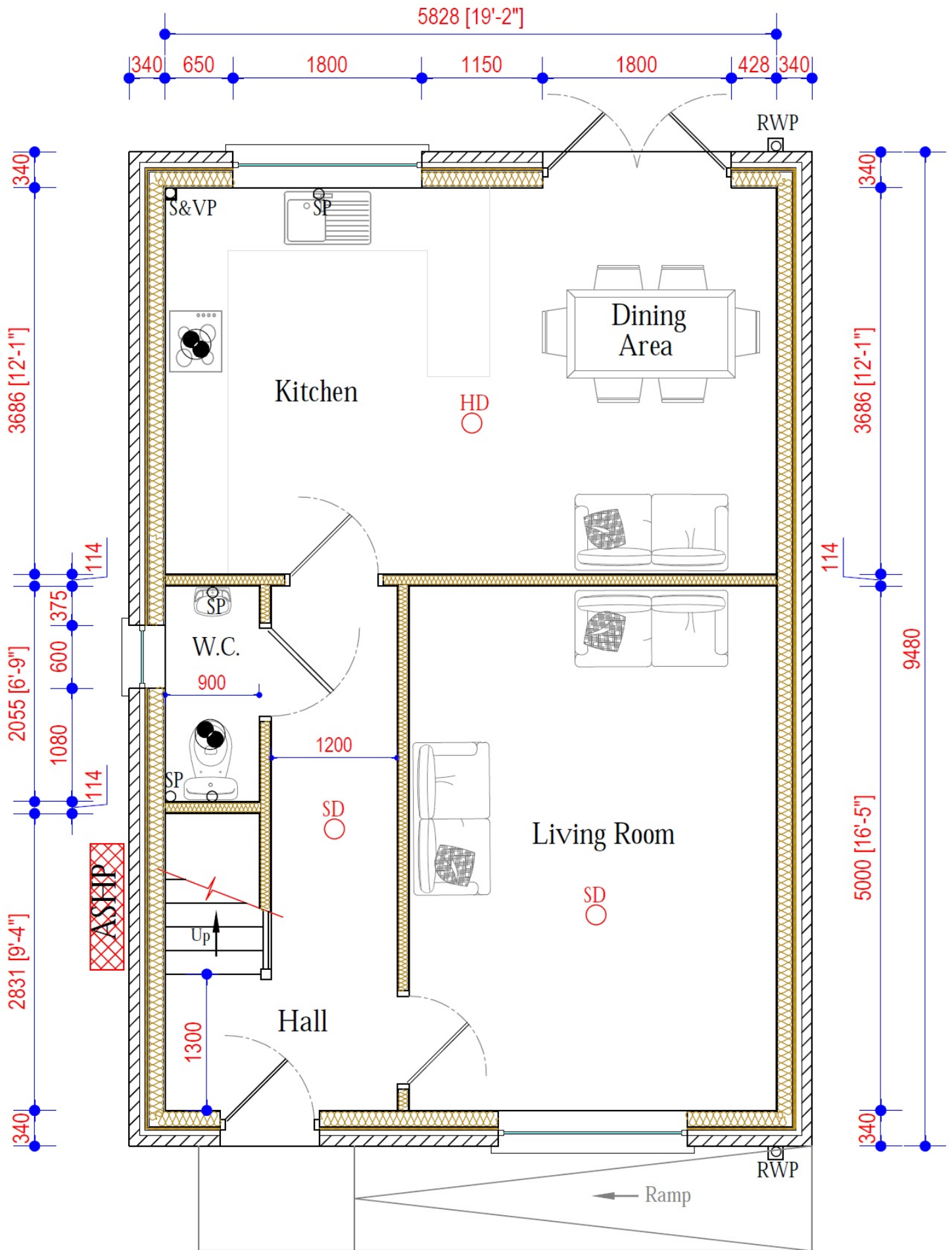
Rear Elevation 1:100

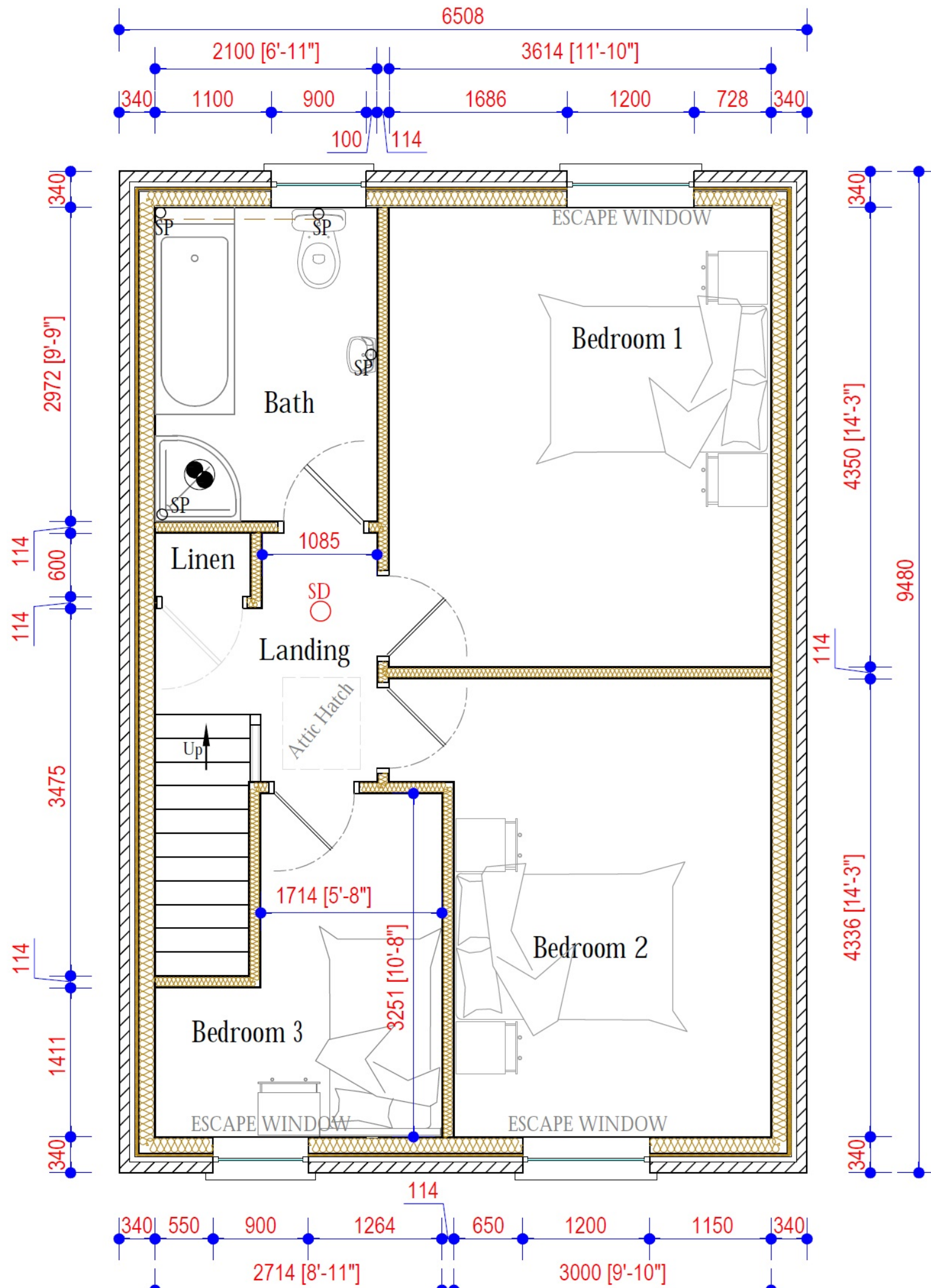
**Services**

We are advised that the property will benefit from mains water and private drainage connections. Mains electricity connections. Air source heating and solar panels.

Tenure - Freehold.

Council Tax - tbc.









### Directions

Travelling south from Aberaeron on the A487 proceed through the villages of Ffos y Ffin, Llwynelyn and Llanarth. After some 3 miles you will continue through the crossroads of Synod Inn and after approximately 2 miles you will enter the village of Plwmp. On entering the village of Plwmp, take the immediate left hand exit back on itself via a hairpin junction and continue along this road for approximately 500 yards and the new homes are located on your 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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