

Brand new 3 bed Affordable Homes. Nr. Llandysul - West Wales



Plot 3 Opposite Penparc Horeb, Llandysul, Ceredigion. SA44 4JJ.

£199,500

Ref R/4439/RD

**** Attractive 3 bedroomed (1 bath) Affordable Home ** Sought after location ** Nr Llandysul **
Close to new community school ** Outstanding countryside views ** Local reputable developer **
Completion Spring/Summer 2025** ** Ideal first time buyer opportunity ** Good spec ** Full
double glazing ** Low running costs ** Modern design ** Off road parking ** Pleasant rural location
and private garden **Commodious Plot**Some of the largest Affordable Houses on the market****

The property is situated within the village of Horeb, being conveniently positioned within 1 mile of Llandysul and the new community school. Llandysul offers a range of facilities including education, health, places of worship, local shops, bars and petrol station.



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CARMARTHEN
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NOTE

The occupation of these properties are subject to Ceredigion County Council Affordable Housing Guidelines. Should you require a copy of the guidelines please do not hesitate to contact us.

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/>

GROUND FLOOR

Entrance Hall

7' 3" x 16' 5" (2.21m x 5.00m) with composite door, stairs to first floor, under stairs WC.

Living Room

12' 5" x 16' 5" (3.78m x 5.00m) good sized family room with dual aspect windows to front and side taking advantage of the countryside views, multiple sockets, TV point, glazed doors leading to -

Open plan Kitchen/Dining Area

20' 0" x 9' 10" (6.10m x 3.00m) ample space for good quality kitchen base and wall units, space for 6+ dining table, rear window and patio doors overlooking garden and countryside views.

Utility Room

9' 10" x 9' 5" (3.00m x 2.87m) with space for base units, oil boiler, side window and rear door to garden.

FIRST FLOOR

Landing

with airing cupboard and access to loft.

Bathroom

8' 2" x 10' 6" (2.49m x 3.20m) with space for bath with shower over, WC, single wash hand basin, rear window.

Double Bedroom 1

14' 3" x 11' 5" (4.34m x 3.48m) with rear window taking advantage of countryside views.

Double Bedroom 2

14' 3" x 9' 10" (4.34m x 3.00m) with window to front taking advantage of countryside views

Double Bedroom 3

9' 10" x 11' 9" (3.00m x 3.58m).

EXTERNALLY

To Front

Off road private parking to front of property with footpath access to side leading to -



To the Rear

Rear garden and patio area and extended area laid to lawn.

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

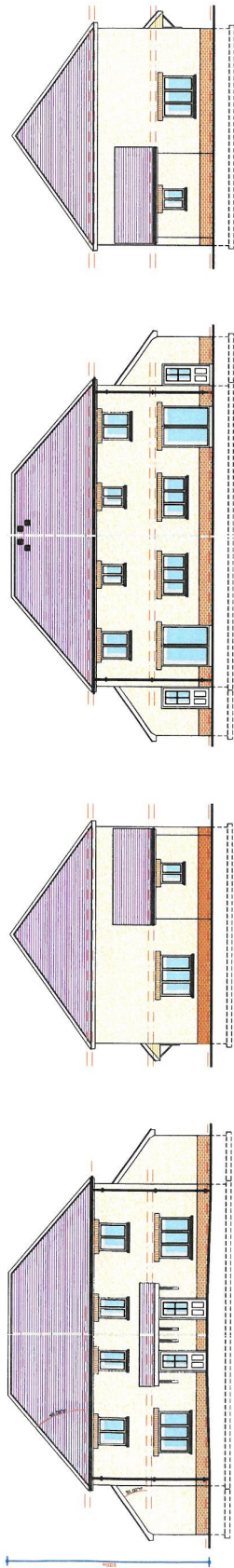
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

Mains water and electricity. Private drainage. Oil central heating. Upvc double glazing

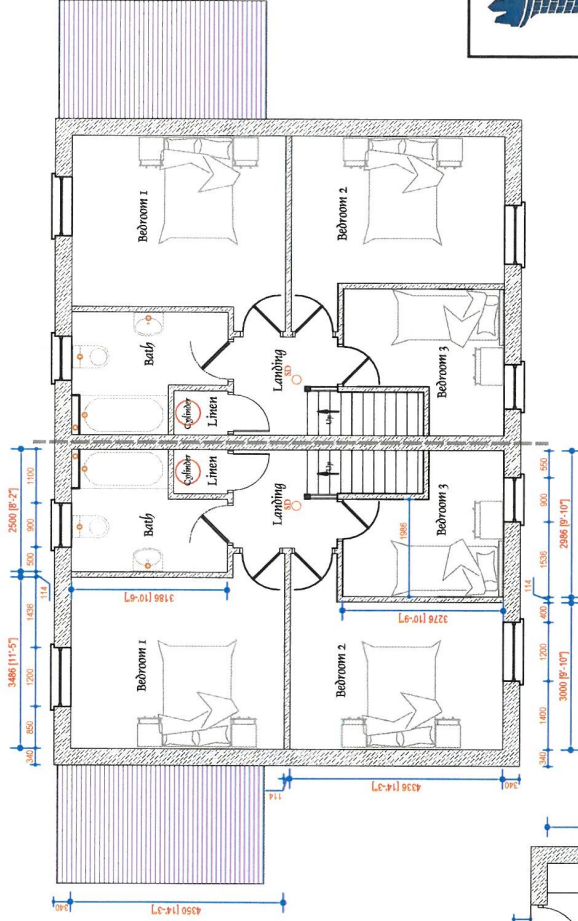


Front Elevation (North-East Facing) 1:100

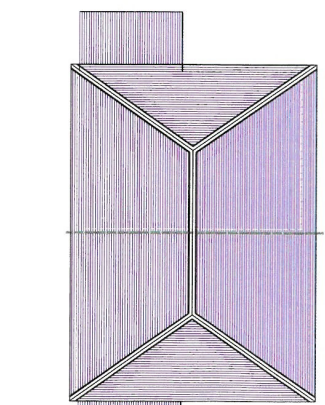
Right Elevation 1:100

Rear Elevation (South-West Facing) 1:100

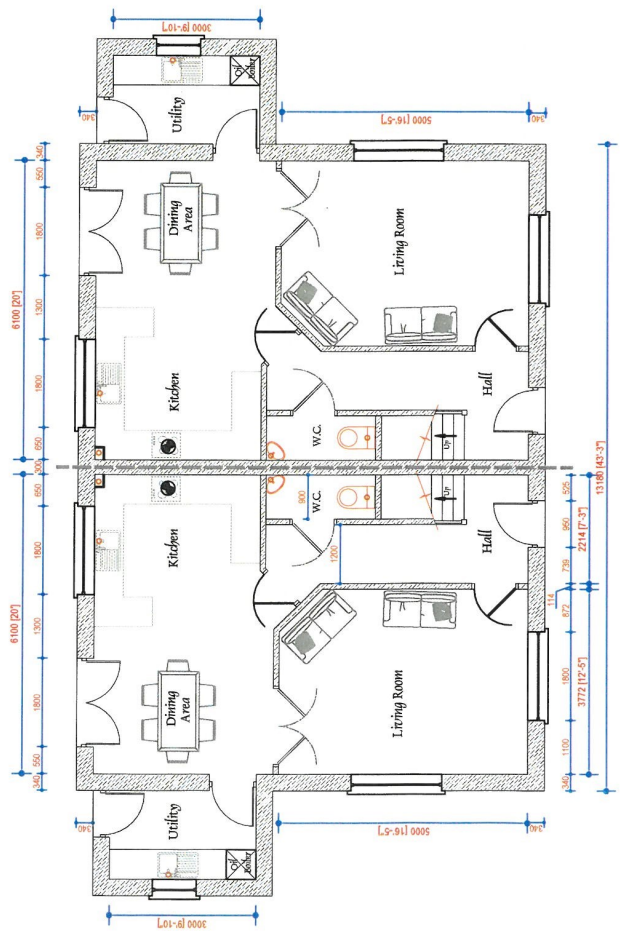
Left Elevation 1:100



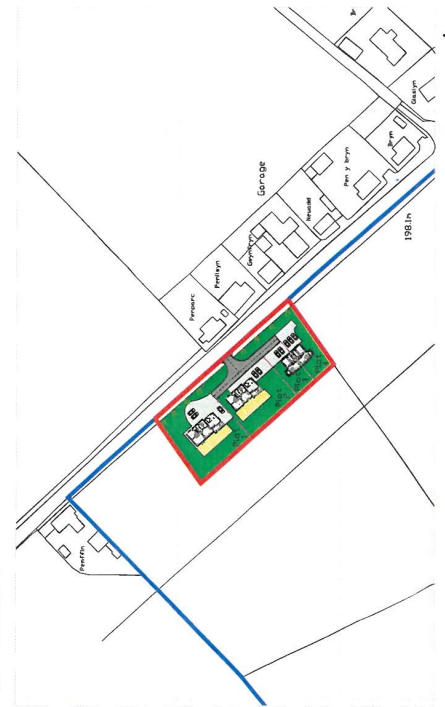
First Floor Plan 1:50



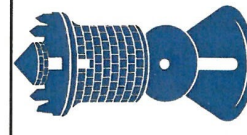
Roof Plan 1:100



Ground Floor Plan 1:50

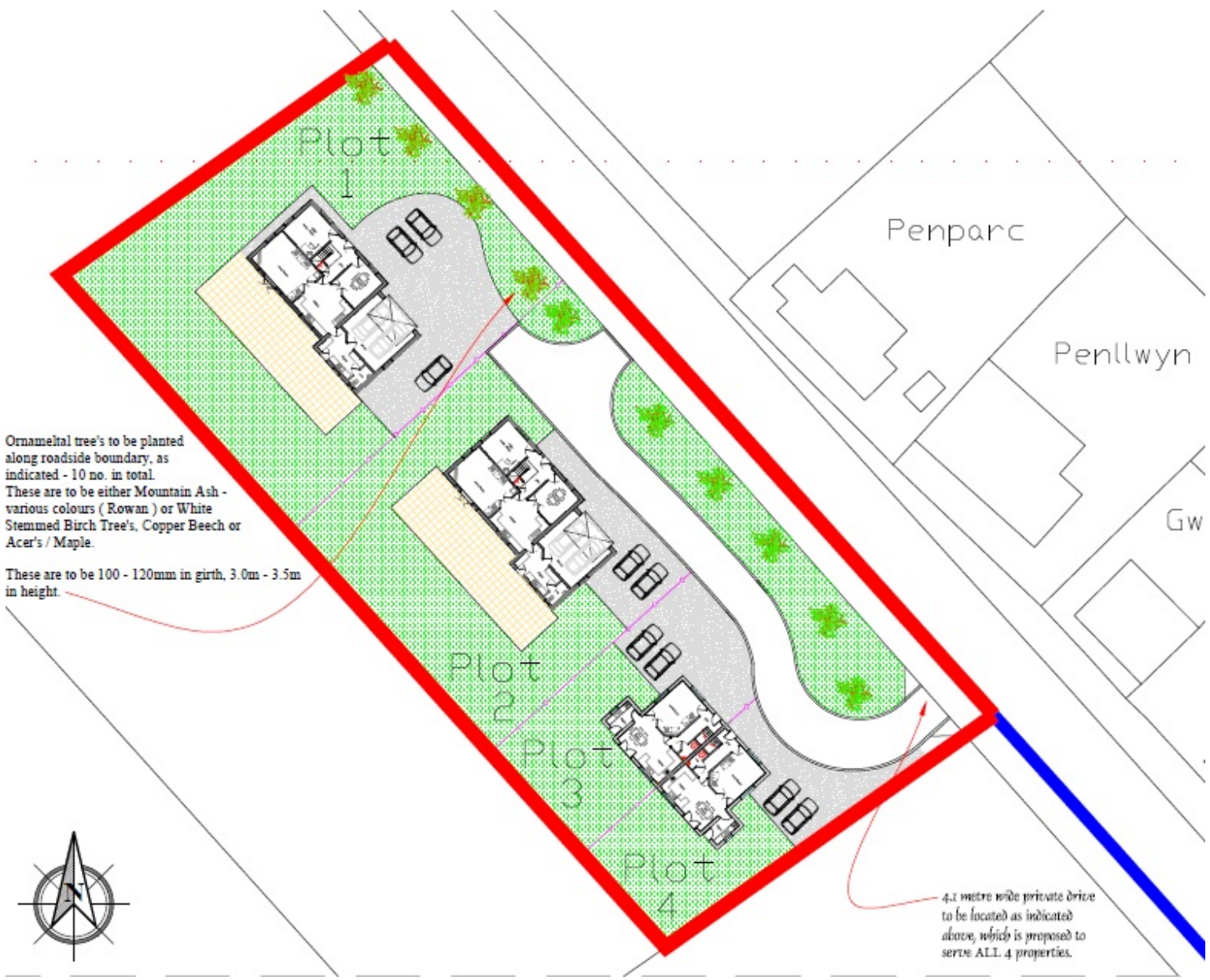


Site Location Map 1:250



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Mob: 07970 11 31 98
Registration No.
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Company Registration No.
0606206

Affordable Units - Plots 3 & 4



Ornamental tree's to be planted along roadside boundary, as indicated - 10 no. in total. These are to be either Mountain Ash - various colours (Rowan) or White Stemmed Birch Tree's, Copper Beech or Acer's / Maple.

These are to be 100 - 120mm in girth, 3.0m - 3.5m in height.

4.1 metre wide private drive to be located as indicated above, which is proposed to serve ALL 4 properties.



MATERIAL INFORMATION

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private 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

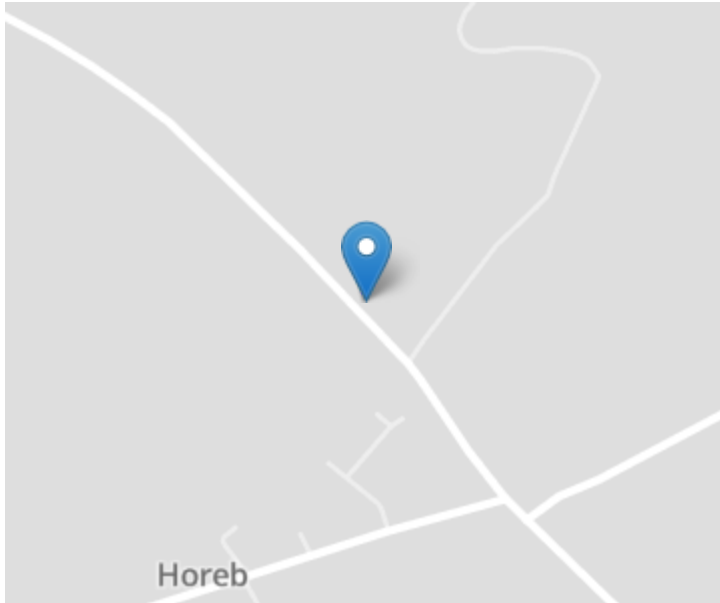
Any risk of coastal erosion? No

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



Directions

Heading north from Llandysul along the A486, proceed into the village of Horeb, continue through the crossroads along the A486, rising up on the hill and the development site is 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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