

*Shared Ownership Scheme / Rhanberchnogaeth. Brand new 3 bedroomed, 2 bathroomed semi detached house with private rear garden and driveway. Centre of Crymych, Pembrokeshire*



26 Heol Fferm Fila, Crymych, Pembrokeshire. SA41 3AA.

£97,500

REF: R/4626/LD

\*\*\* Shared Ownership Scheme / Rhanberchnogaeth - Purchased between 25% and 75% of market value \*\*\* £97,500 (£195,000 full market value) \*\*\* Brand new development - Modern superior homes \*\*\* 3 bedroomed semi detached house \*\*\* Stylish interior with 2 bathrooms \*\*\* Spacious living accommodation \*\*\* Energy efficient/low running costs with air source heating and solar panels \*\*\* Perfect Family home

\*\*\* Large rear garden - Level lawn and patio \*\*\* Fully enclosed with a garden shed \*\*\* Private tarmacadamed driveway with ev charging point

\*\*\* Recently completed development \*\*\* Centre of Village location \*\*\* Positioned adjacent to Ysgol Preseli \*\*\* Short walking distance to Supermarkets and various Town amenities \*\*\* Located beside the A478 road that runs from Tenby to Cardigan \*\*\* LABC Warranty \*\*\* EPC Rating - To be confirmed \*\*\* Rhagor o wybodaeth ar gael gan yr unig asiant gwerthus



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## LOCATION / LLEOLIAD

The development is situated within the Village of Crymych being centrally positioned within Pembrokeshire with excellent links to Ceredigion and Carmarthenshire nearby. Crymych is an important strategic area in Pembrokeshire being one of the main service Villages to include Filling Station, Shops, renowned Comprehensive School and excellent recreational facilities, Places of Worship, Butchers, Chemist, Cafes, Bars, Mixed Use Industrial Estate and fantastic Public Transport connectivity.

Mae'r datblygiad ym mhentref Crymych sydd ynghanol Sir Benfro ac sydd â chysylltiadau ardderchog â Cheredigion a Sir Gaerfyrddin gerllaw. Mae Crymych yn ardal strategol bwysig yn Sir Benfro oherwydd mae'n un o'r prif bentrefi â gwasanaethau sy'n cynnwys gorsaf betrol, siopau, ysgol gyfun adnabyddus, cyfleusterau hamdden ardderchog, addoldai, siop cigydd, fferyllfa, caffis, bariâu, ystâd ddiwydiannol defnydd cymysg, a chysylltiadau gwych â thrafnidiaeth gyhoeddus.

## SHARED OWNERSHIP / RHANBERCHNOGAETH

Eligible Purchasers will have the option to purchase between 25% and 75% of the market value. The asking price within these details is based on purchasing 50% of the market value. The rent is calculated at 2.75% of the value of the remaining share retained payable per annum.

This property is available via a Shared Ownership Scheme where eligible Buyers are able to purchase between 25% and 75% of the home's value. Please contact the Sole Selling Agents for more information and eligibility and further information on the Scheme.

Gall prynwyr cymwys brynu rhwng 25% a 75% o werth y tŷ ar y farchnad. Mae'r pris y gofynnir amdano yn y manylion hyn wedi'i seilio ar brynu 50% o werth y tŷ ar y farchnad. Cyfrifir y rhent ar sail 2.75% o werth y gyfran sy'n weddill, a gedwir, a bydd yn daladwy bob blwyddyn.

Mae'r eiddo hwn ar gael drwy Gynllun Rhanberchnogaeth lle gall prynwyr cymwys brynu rhwng 25% a 75% o werth y cartref. Dylech gysylltu â'r unig asiant gwerthu i gael rhagor o

wybodaeth a chadarnhau a ydych yn gymwys ac i gael gwybod mwy am y Cynllun.

## ELIGIBLE REQUIREMENTS / GOFYNION ER MWYN BOD YN GYMWYS

Must be a 1st Time Buyer or newly forming household.

You must not currently own another home (including outside of Wales).

You must have a combined household income of £60,000 or below per annum.

It must be your principle home and you may not let or sub let any part of it.

Applicants must be financially able to purchase the minimum share available and pass financial assessments including securing a relevant mortgage.

Please contact the Sole Selling Agents for more information (Morgan & Davies).

Rhaid eich bod yn prynu cartref am y tro cyntaf neu'ch bod yn creu aelwyd newydd.

Rhaid nad ydych yn berchen ar gartref arall ar hyn o bryd (gan gynnwys cartref y tu allan i Gymru).

Rhaid bod incwm cyfun eich aelwyd yn £60,000 neu lai y flwyddyn.

Rhaid mai hwn yw eich prif gartref, ac ni chewch osod nac isosod unrhyw ran ohono.

Rhaid bod gan ymgeiswyr y modd ariannol i brynu'r gyfran leiaf sydd ar gael. Rhaid hefyd iddynt lwyddo mewn asesiadau ariannol, sy'n cynnwys sicrhau morgais perthnasol.

Dylech gysylltu â'r unig asiant gwerthu i gael rhagor o wybodaeth (sef Morgan & Davies).

## GENERAL DESCRIPTION / DISGRIFIAD CYFFREDINOL

Shared Ownership Scheme. A brand new development offering 1 bedroomed semi detached house with 2 stylish bathrooms. It offers high efficiency and low running costs with air source heating, solar panels and double glazing.

Externally it enjoys an enclosed lawned garden and patio area. To the side lies a tarmacadamed driveway with ev charging.

A property deserving early viewings and currently consists of the following.

Cynllun Rhanberchnogaeth. Datblygiad newydd sbon sy'n cynnig tŷ par â 3 ystafell wely a 2 ystafell ymolchi chwaethus. Mae'n gartref effeithlon o ran ynni a rhad i'w redeg gyda phaneli solar, ffenestri a drysau gwydr dwbl, a system wresogi sy'n defnyddio gwres o'r aer.

O ran y tu allan, mae gan y tŷ ardd amgaeedig sy'n cynnwys lawnt a phatio. Mae dreif â tharmacadam wrth ymyl y cartref, gyda phwynt gwefru cerbyd trydan.

Mae'n eiddo y byddai'n werth ei weld yn gynnar. Ar hyn o bryd, mae'n cynnwys y canlynol.

## RECEPTION HALL

With UPVC front entrance door, staircase to the first floor accommodation with understairs storage cupboard.



## LIVING ROOM

12' 6" x 12' 1" (3.81m x 3.68m). With radiator.



## KITCHEN

13' 6" x 13' 5" (4.11m x 4.09m). A modern fitted kitchen with a range of wall and floor units, stainless steel sink and drainer unit, electric cooker point and space, plumbing and space for

automatic washing machine and dishwasher, radiator, UPVC rear entrance door.



## GROUND FLOOR WET ROOM

With walk-in shower facility, low level flush w.c., pedestal wash hand basin, shaver light and point, chrome heated towel rail.



## FIRST FLOOR

### LANDING

With airing cupboard housing the hot water cylinder and immersion, cloak cupboard with solar panels and control system.



## BATHROOM

Comprising of a 3 piece suite with panelled bath with shower over, low level flush w.c., pedestal wash hand basin, chrome heated towel rail, extractor fan.



## BEDROOM 2

11' 6" x 11' 5" (3.51m x 3.48m). With radiator.



## BEDROOM 1

11' 4" x 14' 5" (3.45m x 4.39m). With radiator.



## BEDROOM 3

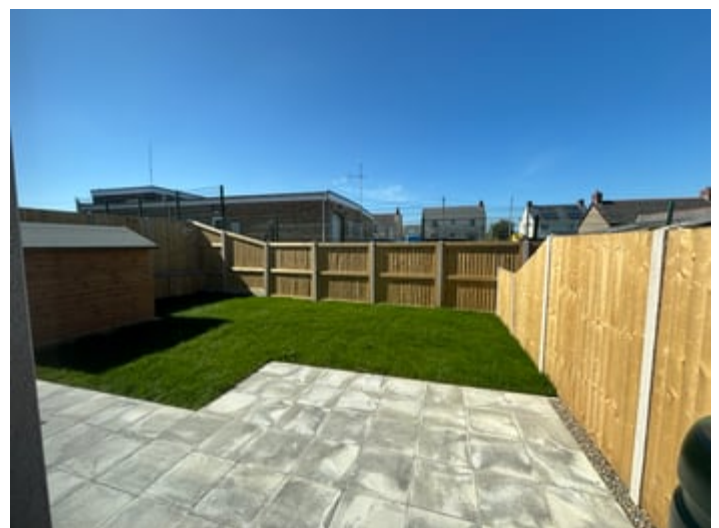
9' 8" x 7' 3" (2.95m x 2.21m). With radiator.



## EXTERNALLY

### GARDEN

An enclosed garden area being private and offering level lawned areas and a large patio with a side pathway leading to the driveway and front entrance door.



## **PARKING AND DRIVEWAY**

A tarmacadamed driveway located to the side of the property with space for two vehicles with an ev charging point.

## **TENURE AND POSSESSION / DEILLADAETH A MEDDIANT**

The property is of Leasehold Shared Ownership Scheme on a 125 year Lease. An estimated Estate charge of £5.00 per calendar month is payable. Building Insurance contribution.

Mae'r tŷ yn eiddo Cynllun Rhanberchnogaeth sydd ar brydles o 125 mlynedd. Amcangyfrifir y bydd tâl ystâd o £5.00 y mis yn daladwy. Cyfrennir at Yswiriant Adeiladau.

## **COUNCIL TAX / TRETH GYNGOR**

The property is listed under the Local Authority of Pembrokeshire County Council. Council Tax Band for the property - To be confirmed.

Mae'r eiddo wedi'i restru dan Awdurdod Lleol Cyngor Sir Penfro. Y Band Treth Gyngor ar gyfer yr eiddo – I'w gadarnhau.

## **Services**

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, privately owned solar panels, double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.

Rydym wedi cael gwybod gan y gwerthwyr presennol bod yr eiddo wedi'i gysylltu â'r prif gyflenwad dŵr, y prif gyflenwad trydan a'r brif system ddraenio, a bod ganddo system wresogi sy'n defnyddio gwres o'r aer, paneli solar preifat, ffenestri a drysau gwydr dwbl, gwasanaeth ffôn yn amodol ar reoliadau trosglwyddo B.T, a band eang yn amodol ar gael cadarnhad gan eich darparwr.





MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. EV Charging.

Private.

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

Double Glazing. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains 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

Travelling South from Cardigan to the Village of Crymych, as you travel into the Village continue past the Fire Station and take the next left hand turning beside Ysgol Bro Preseli and there you will enter Villa Farm Estate, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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' 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

Teithiwch i gyfeiriad y de o Aberteifi i bentref Crymych. Wrth i chi deithio drwy'r pentref, ewch heibio i'r Orsaf Dàn a throwch i'r chwith wrth ymyl Ysgol Bro Preseli. Byddwch wedyn yn gallu mynd i mewn i Ystâd Fferm Fila – mae bwrdd 'Ar Werth' yr asiant i'w weld yno.

GWELD YR EIDDO: Drwy drefnu apwyntiad ymlaen llaw yn unig. Cysylltwch â'n swyddfa yn Llanbedr Pont Steffan: 01570 423 623 neu [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

Mae'r holl gartrefi i'w gweld ar ein gwefan, sef [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Maent hefyd ar ein tudalen FACEBOOK - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Cofiwch 'HOFF!' ein tudalen FACEBOOK er mwyn gweld eiddo newydd sy'n dod ar y farchnad, cael diweddariadau, gweld newyddion am eiddo a 'sgwrsio â ni'.

I gael y newyddion diweddaraf yn gyson, ewch i'n gwefan neu ein tudalennau ar Facebook ac Instagram.

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

**Lampeter Office**  
**12 Harford Square**  
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