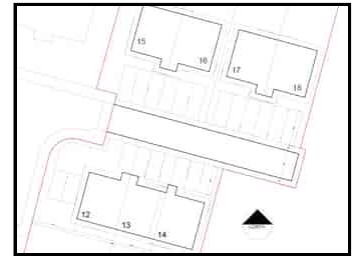


Regulated by:



Since 1989

Phase Three now released!! Brand new high specification 3 Bed Affordable Homes! Near Aberaeron/Llanon. West Wales commuter belt. Registered for Help to Buy.



Plot 13 (Affordable Home) Cae John, Cross Inn, Llanon, Ceredigion. SY23 5NB.

Ref R/2983/RD

£136,500

**** Phase Three now being released ** Brand new 3 bed Affordable Home ** Attention first time buyers ** Registered for Help to Buy ** NHBC warranty for 10 years ** Modern living ** Perfect for the family ** Large private garden ** Full double glazing ** Low running costs ** Efficient heating systems ** Modern design ** Off road parking ** Pleasant rural location ** Renowned local developer ** Ready June 2022! ****

**** DO NOT MISS THIS OPPORTUNITY ****

A rare opportunity within this rural area, only 6 miles distance from the picturesque harbour town of Aberaeron offering a comprehensive range of shopping, schooling and leisure facilities, approximately 12 miles equidistance from the university towns of Aberystwyth and Lampeter. An extremely popular area with those desiring the country life. The accommodation provides to the Ground Floor - Entrance Hall with Cloak Room/Toilet, Open plan Kitchen and Dining Area with patio doors to garden, Utility Room, Lounge. First Floor - 3 Bedrooms and Bathroom

GROUND FLOOR

.(Example Photos Only)

Covered Front Entrance / Porch

Entrance via a composite door.

Entrance Hallway



Cloak Room off

With low level flush toilet and single wash hand basin.



Lounge

3.9m x 4.4m (12' 10" x 14' 5") a good sized family room with large window to front, TV point, multiple sockets.



Kitchen/Dining

4.7m x 3.5m (15' 5" x 11' 6") offering fully fitted kitchen including electrical appliances and stainless steel 1½ sink and drainer unit, multiple sockets, extractor fan to cooker, oak flooring, rear patio doors to garden.





Dining Area



Utility Room



Offering base units with 1½ stainless steel sink and drainer with mixer tap. Side door to garden.

FIRST FLOOR

Bedroom 1



3.9m x 3.2m (12' 10" x 10' 6") with large window overlooking rear, large double bedroom with multiple sockets, TV point.

Bedroom 2





3.57m x 2.99m (11' 9" x 9' 10") a double room with large window to front, multiple sockets, TV point.

Front Bedroom 3

2.58m x 2.99m (8' 6" x 9' 10") a single bedroom with large window to front.



Bathroom

2.01m x 2.42m (6' 7" x 7' 11") with white sanitary ware, panelled bath with shower over, single wash hand basin, dual flush WC, heated towel rail, obscure glass window to rear.



EXTERNALLY

To the Front

To the front the property is approached from the adjoining estate road into a private parking area with space for up to 3 vehicles with frontal path leading to the main door.





To the Rear -



To the rear is an extensive rear garden with good depth and a notable feature of this wonderful plot.

Garden Shed 6' x 4' and rotary washing line.

A full list of the property's specification is available subject to request.

* Please note that the images are example photos only *

N.B.

Please Note the occupation of these homes is subject to Local Authority Affordable Housing qualification

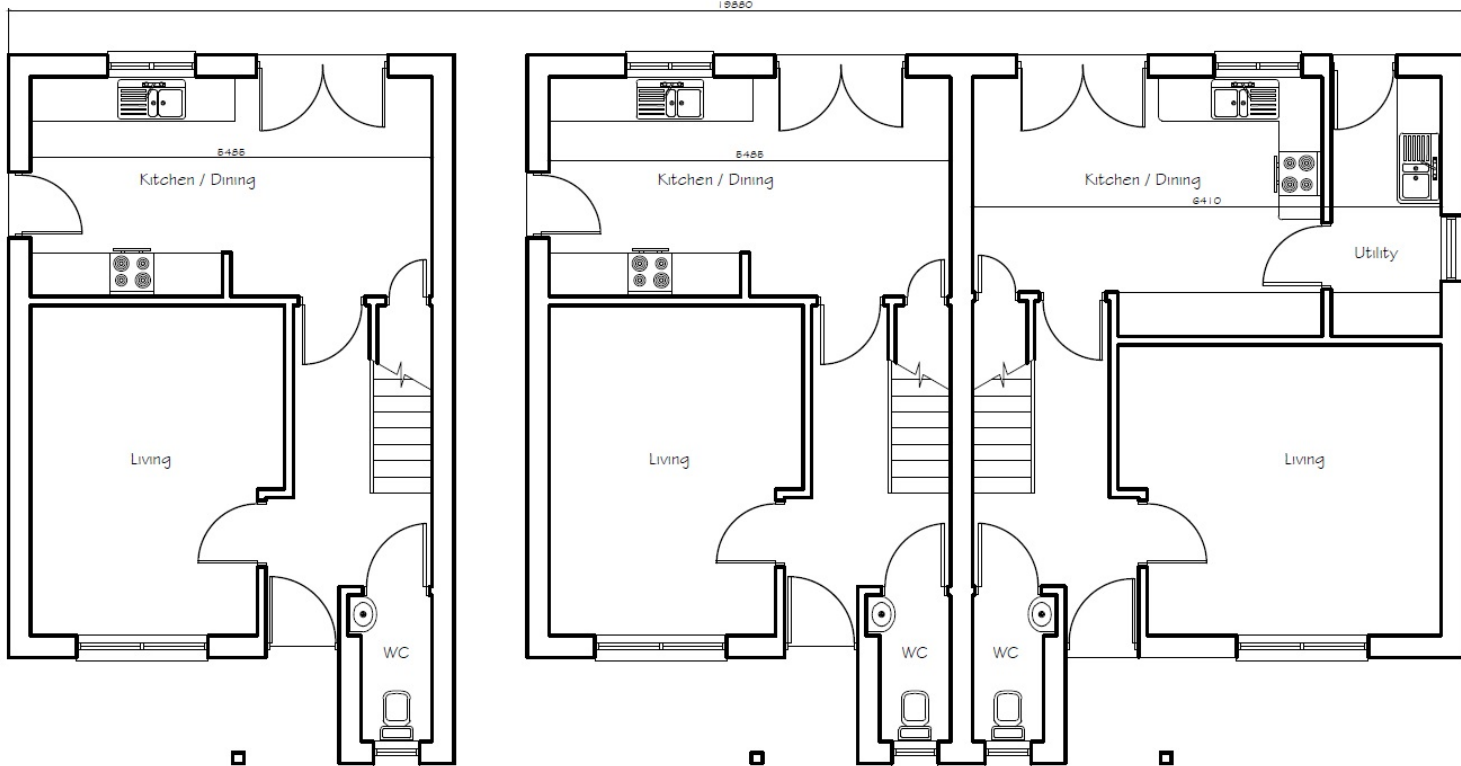
Services

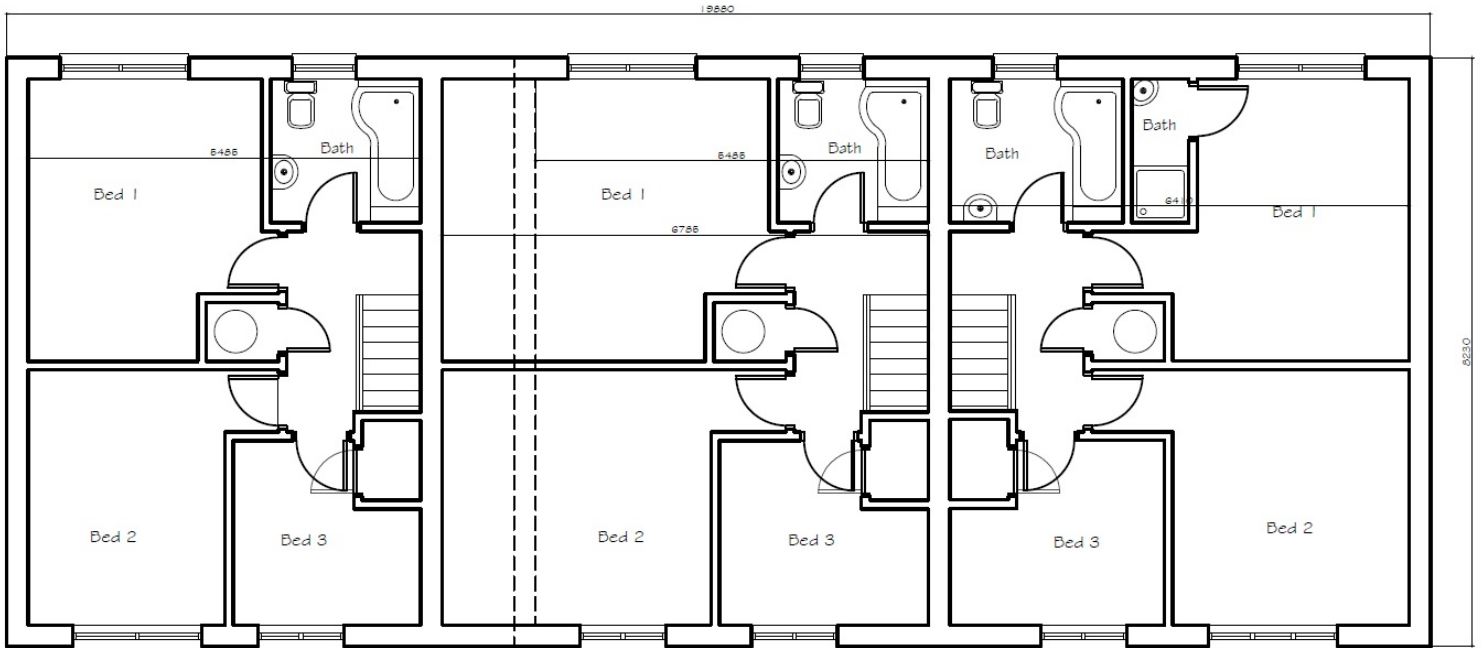
Mains electricity, water and drainage. Highly efficient LPG heating system with radiators and towel rails throughout. Full grey uPVC windows with 28mm double glazed grey glass units.

Directions

Travelling from Llanrhystud on the A487, head north from the A487 on the village crossroads towards B4337 sign posted Lampeter. Proceed along this road for approximately 4 miles travelling through the village of Nebo, continue along this road for approximately another ½ mile and the development can be seen on the left hand side before you reach the crossroads at Cross Inn. The site is identified by the developer and the Agents For Sale Board.









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