

**ATTENTION 1ST TIME BUYERS ! Brand new 3 bed Affordable Home. Sought after development. Brynhoffnant, near Llangrannog/Plwmp.**



**Plot 3, Llangrannog Road, Brynhoffnant, Near Llangrannog, Ceredigion. SA44 6ED.**

**£199,500**

**R/4458/SS**

**\*\*Attention 1st time buyers\*\*Brand new 3 bed semi detached Affordable home\*\*Sought after development\*\*High specification\*\*Low running costs\*\*Spacious plot\*\*Central village location\*\*Private off road parking\*\*Large spacious garden\*\*Air source heating\*\*10 minutes drive to Cardigan Bay\*\***

The property is situated within the coastal village of Brynhoffnant positioned just off the A487 trunk road that runs along the West Wales coastline. The village offers a good level of local facilities and amenities including popular village shop and petrol station, refurbished public house and pizzeria, popular community primary school, great public transport connectivity and places of worship. The sandy coves of Llangrannog, Penbryn, Tresaith and Cwmttydu are all within 5-10 minutes drive of the property with the larger town of Cardigan with its supermarkets, retail parks, 6th form college and secondary school being within 20 minutes drive.



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## GENERAL

The properties will be highly efficient with low running costs.

The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation.

The property will be run by an efficient air source heating system which provides underfloor heating on the ground floor and radiator system on the 1st floor.

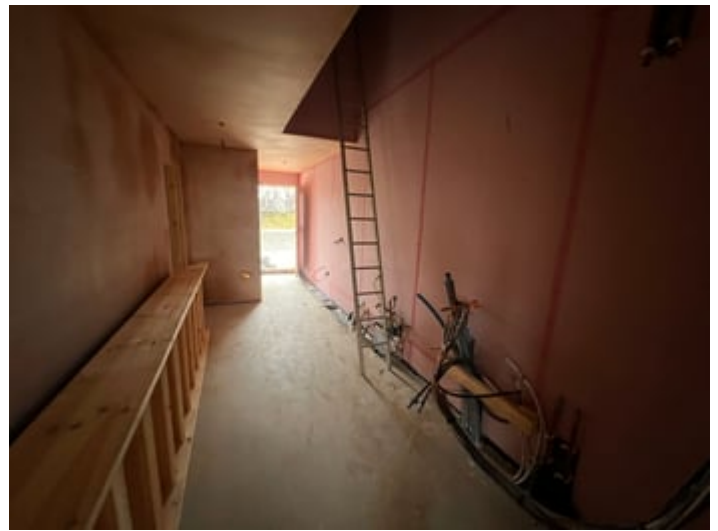
Purchasers must qualify with Ceredigion County Council's affordable home policies. Guidance can be found here: <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

A truly exceptional development site which will be sought after, those interested must be secure their position asap.

The new home will be ready early 2025.

## GROUND FLOOR

### Entrance Hallway



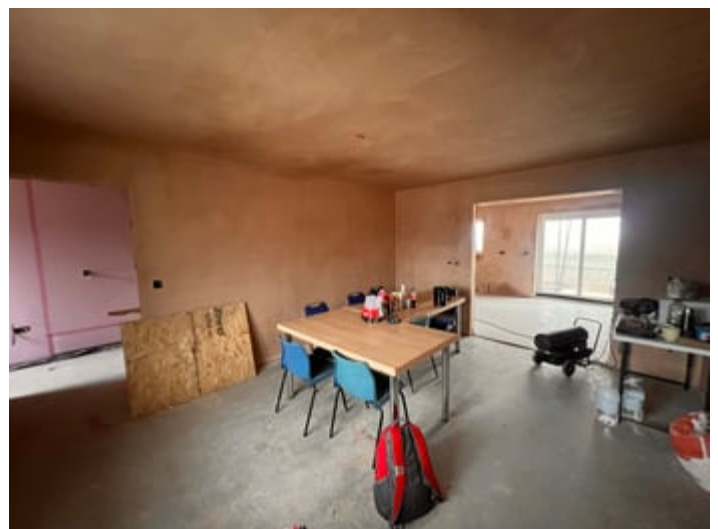
Accessed via composite door into a warm and inviting entrance with stairs to first floor. Access to all ground floor living rooms.

### W.C



3' 11" x 6' 5" (1.19m x 1.96m)

### Living Room





16' 5" x 0' 0" (5.00m x 0.00m) with double glazed window to front, multiple sockets, radiator, TV point.

### **Kitchen / Dining Area**



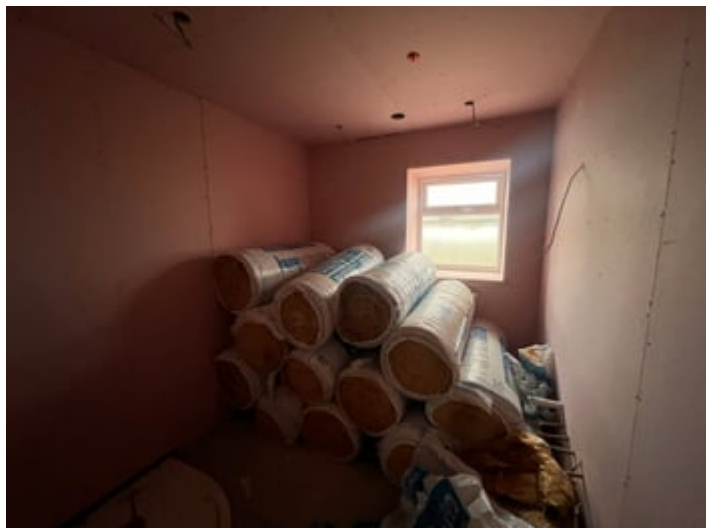
20' 0" x 12' 1" (6.10m x 3.68m) kitchen and dining space with rear window and sliding patio door to garden, space for high quality range of base and wall units, potential for those hoping to secure the house early to design their own kitchen space with a range of options for integral appliances, various flooring options available, space for dining table, multiple sockets, TV point.

## **FIRST FLOOR**

### **Landing**

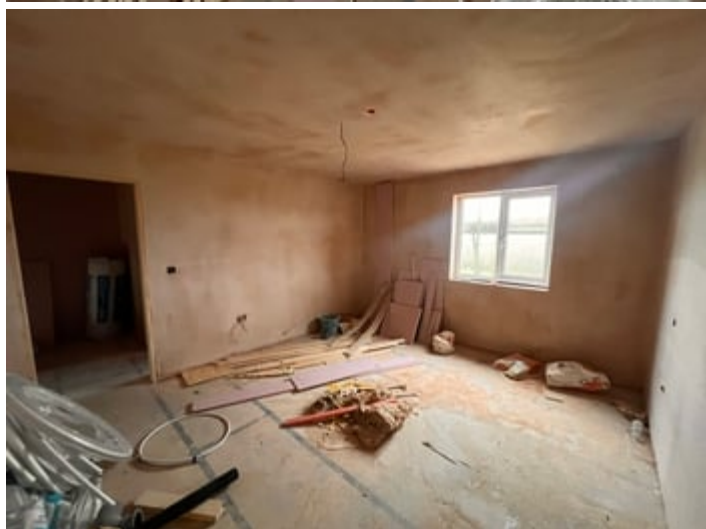


## Bathroom



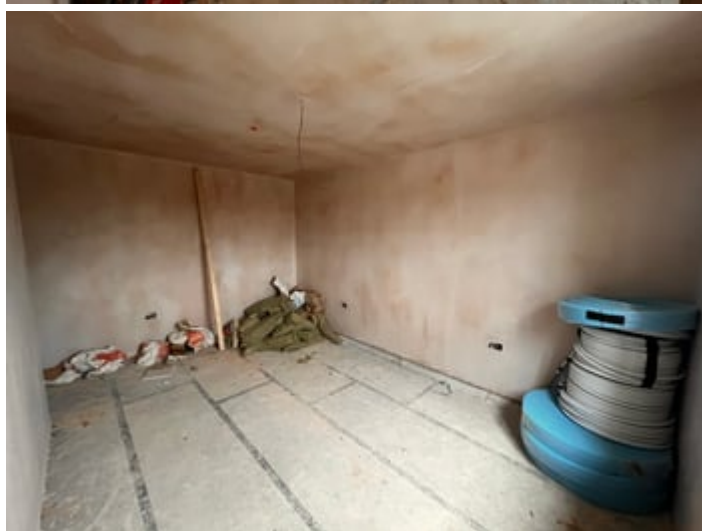
10' 6" x 7' 5" (3.20m x 2.26m) with the option of a panelled bath or walk in shower, w.c. single wash hand basin, double glazed window to rear.

## Bedroom 1



10' 6" x 14' 3" (3.20m x 4.34m) a double bedroom, double glazed window, multiple sockets, radiator, views over countryside to sea.

## Bedroom 2



14' 3" x 10' 9" (4.34m x 3.28m) a double bedroom, double glazed window to front, multiple sockets, radiator.

## Bedroom 3



with double glazed window to front, multiple sockets, radiator.

## EXTERNALLY

### To The Front



The property is approached via the main road leading through to -

### To the Rear



A great spacious garden area with access from the rear kitchen area also, with views over Cardigan Bay

## TENURE

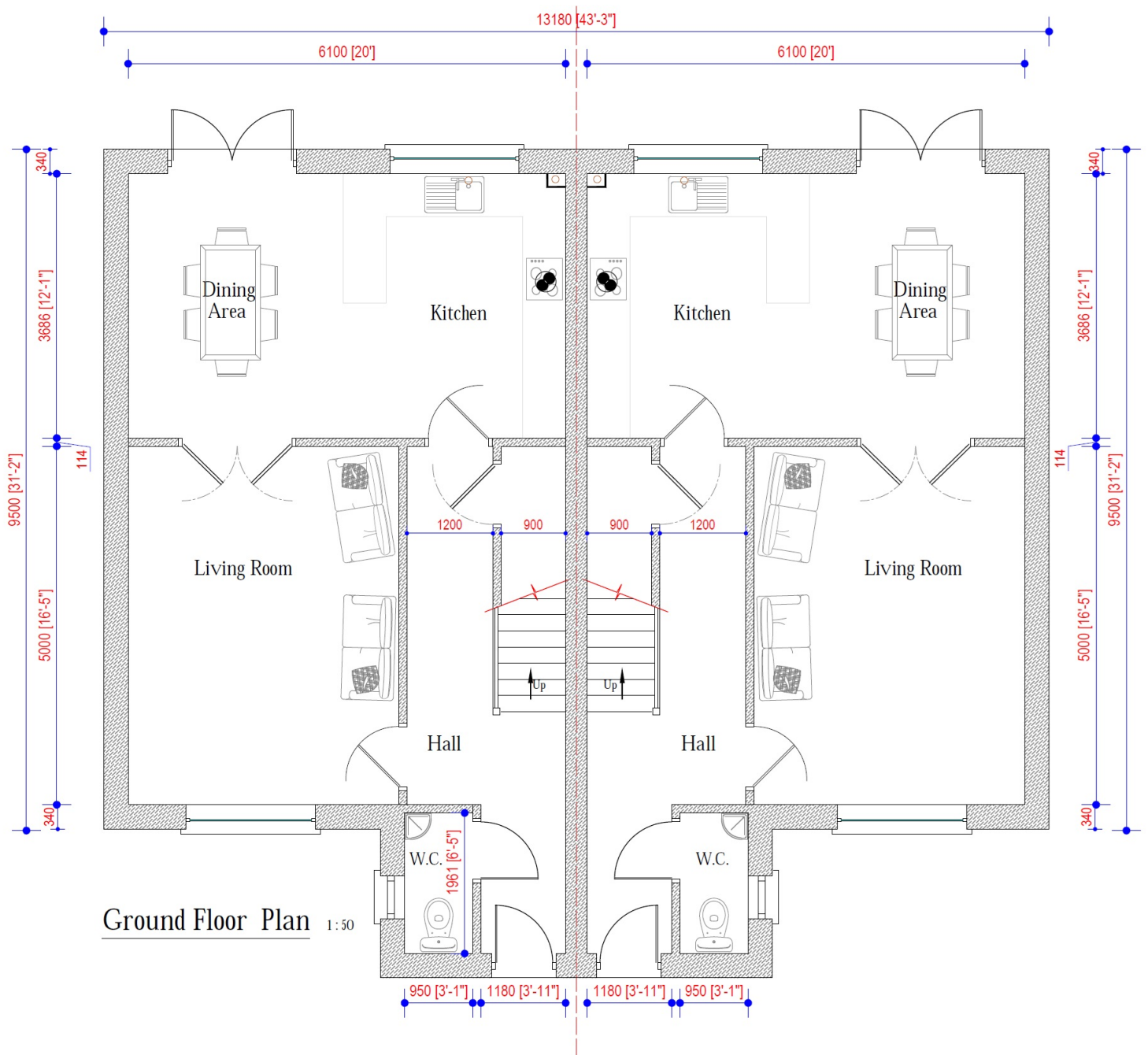
The property is of Freehold Tenure.

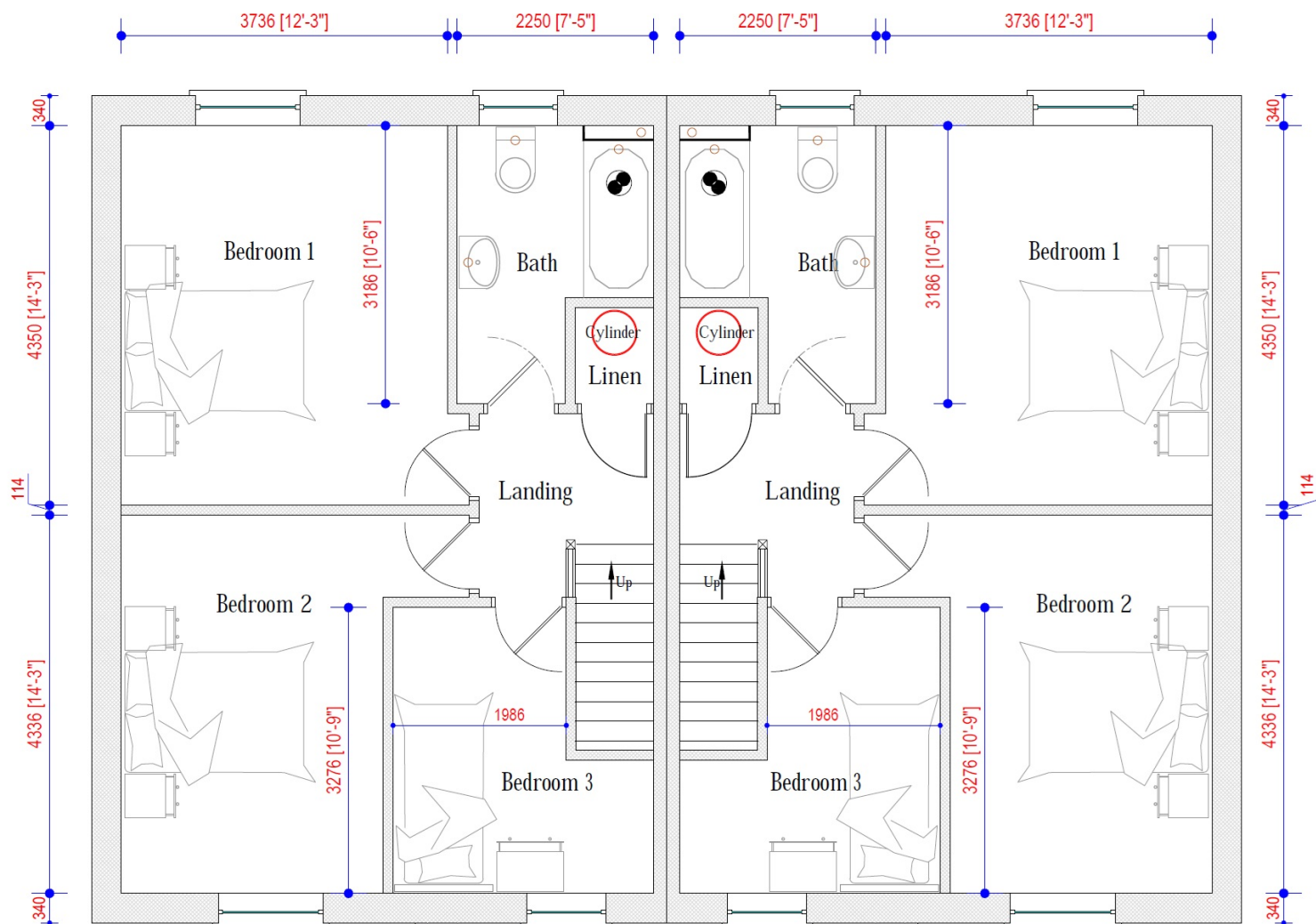
## **MONEY LAUNDERING**

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.

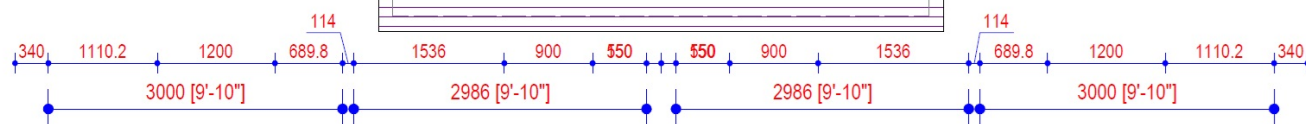
### **Services**

We are advised the property benefits from mains water and electricity. Private drainage. Air source heating.





First Floor Plan 1:50



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

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

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**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

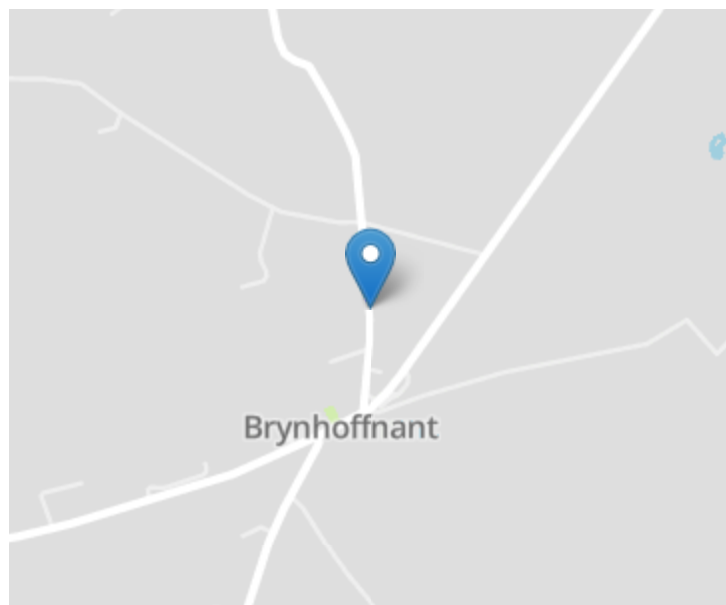
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Existing Planning Permission

Title: Codi 4 annedd gan gynnwys 2 fforddiadwy.Erection of 4 dwellings to include 2 affordable., Submitted Date: , Ref No: A170850,  
Decision: APPROVED SUBJECT TO CONDITIONS AND S106 AGREEMENT', Decision Date: N/A



### Directions

Travelling south from Synod Inn on the A487 proceed through the villages of Plwmp and Pentregat until you reach the village of Brynhoffnant. On entering the village passing the petrol station on your left hand side take the immediate right hand turning signposted Llangrannog and continue along this road for approximately 500 yards and the plots are 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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