

Exceptional 3/4 bed family homes. Brand new development site. Llanarth. Near New Quay/Aberaeron. West Wales.



**MORGAN  
& DAVIES**

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2 BEECHWOOD  
COURT, LLANARTH,  
CEREDIGIONSA47 0RF  
£469,000

**REF: R/3883/RD**



Image Caption

**2 BEECHWOOD COURT,  
LLANARTH,  
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SA47 0RF**

**£469,000**

- \*\* Brand new development site \*\*
- \*\* Individually designed \*\*
- \*\* Deceptively spacious \*\*
- \*\* Exceptional 3/4 bed family home \*\*
- \*\* Far reaching views over the village \*\*
- \*\* Highly efficient with low running costs \*\*
- \*\* EXCITING OPPORTUNITY NOT TO BE MISSED \*\*



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- \*\* Exceptional and unique 3/4 bed family homes \*\*
- Individually designed \*\* Deceptively spacious accommodation \*\* Living room with terrace overlooking adjoining fields \*\* Modern and exciting design \*\* Open spaces \*\* Vaulted ceilings \*\* Lounge with balcony off \*\* Far reaching views over village \*\* Local reputable developer \*\* Highly energy efficient with low running costs \*\* EXCITING OPPORTUNITY NOT BE MISSED \*\*

The development site is located within Llanarth, being a sought after area, conveniently positioned between New Quay and Aberaeron. The village offers a good level of local amenities including primary school, public house and hotel, church, chapel, village shop, petrol station and post office, walking distance to village park and hall, 100m from the A487 and the bus service. The village lies equidistant from the popular coastal towns of Aberaeron and New Quay. Aberaeron offers a good level of local amenities and services including primary and secondary schools, community health centre, local cafes, bars, restaurants, traditional high street offerings, good level of leisure amenities and excellent public transport connections to Aberystwyth, Carmarthen and the M4. The sandy beaches of New Quay are within 5 minutes drive of the property with easy access onto the All Wales Coastal path. Llanarth lies 30 minutes drive from the larger urban conurbations of Aberystwyth and Cardigan with their university, regional hospital and Network Rail connections.



## GENERAL

An exceptional opportunity to secure an unique, individually designed family home by this reputable local developer.

Each house has been individually designed to maximise living space but also outlook from the development over the village and adjoining fields. A well thought out design offering well planned living accommodation and spacious bedrooms with en-suite facilities.

The houses offer potential for 3 or 4 bedroom accommodation or the option of utilising a garage with private off-road parking provided as standard, Internally the houses offer open vaulted ceilings within key spaces which is a unique feature of these houses. The houses are being erected by a reputable local developer who is well known for his unique designs, quality of house build and future low maintenance of the homes.

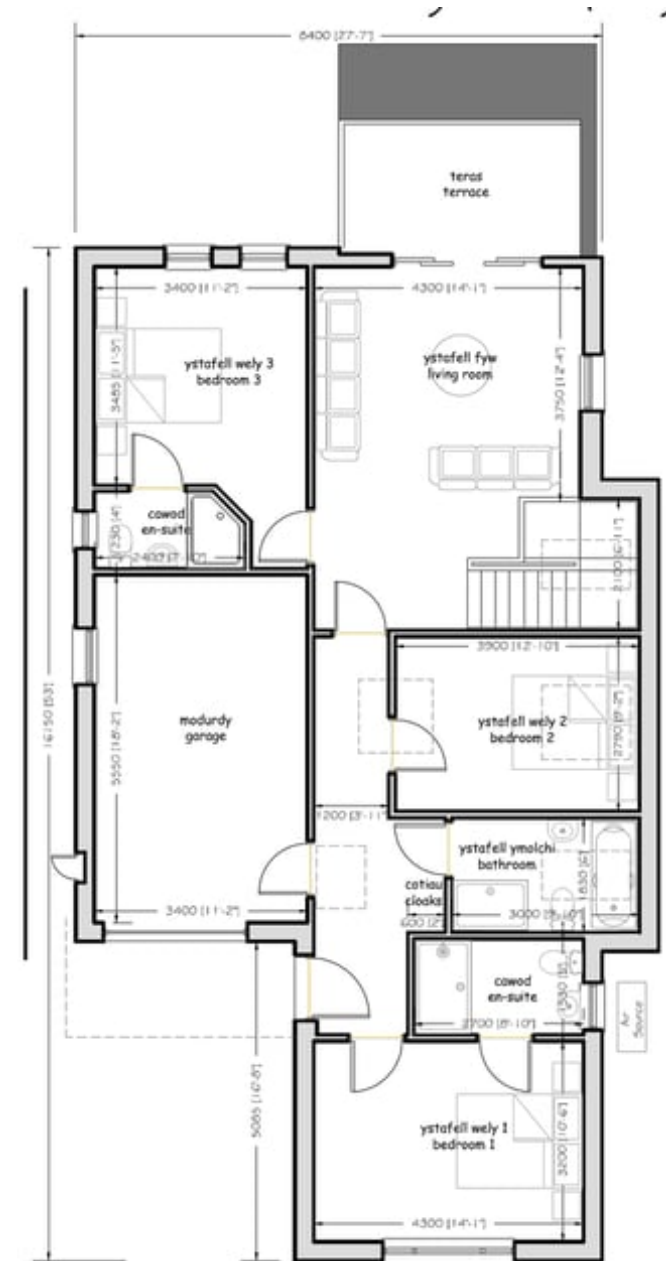
There is a focus on developing high quality environmentally friendly homes with these houses providing air-source heat pumps, solar thermal roof panels installed for hot water. This is all targeted at reducing the cost of running these homes which are already highly insulated for heat retention.

These houses will be ready by early 2024 and offer ideal family home or retirement living and interested parties are encouraged to contact us at the earliest opportunity so as not to miss out.

## GROUND FLOOR

### Entrance Hallway

accessed via composite door with skylight over allowing excellent natural light and access to:



### Bedroom 1

14' 1" x 10' 6" (4.29m x 3.20m) double bedroom with window to front, multiple sockets and access to:





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Image Caption

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**En-Suite**

8' 10" x 5' 0" (2.69m x 1.52m) with walk-in shower, WC, single wash hand basin, side window, heated towel rail.

**Bathroom**

6' 0" x 19' 10" (1.83m x 6.05m) with space for shower, bath, WC, single wash hand basin, heated towel rail.



**Bedroom 2**

12' 10" x 9' 2" (3.91m x 2.79m) double bedroom with skylight over, multiple sockets.

**Site Layout**



**Rear Elevation**



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### Living Room

14' 1" x 19' 3" (4.29m x 5.87m) A large and inviting living space with vaulted ceiling, sliding glass doors to front onto the feature terrace overlooking the adjoining fields and village, side window, multiple sockets, ample space for large furniture, open staircase to the lower ground floor.



### Bedroom 3

11' 2" x 11' 5" (3.40m x 3.48m) double bedroom with windows to front enjoying views over the adjoining fields and village, multiple sockets, connecting door

### Front Elevations



### Front Elevations



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Image Caption



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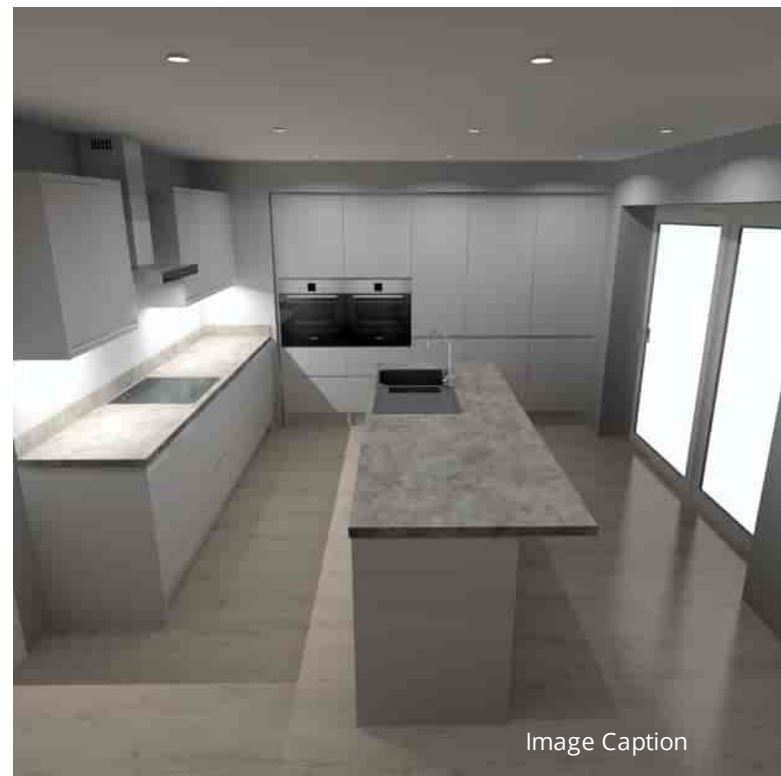


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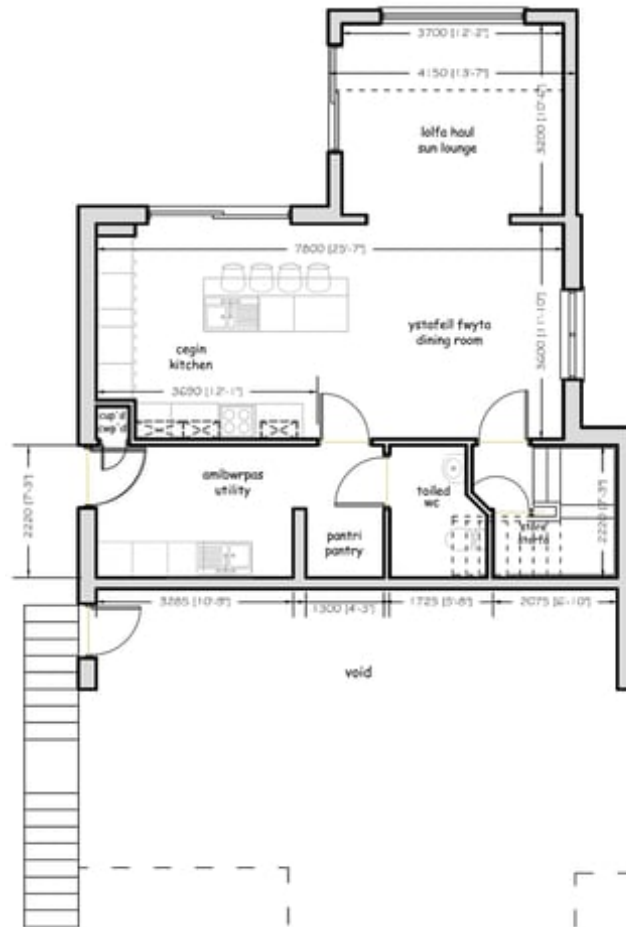
### En-Suite

4' 0" x 7' 01" (1.22m x 2.16m) with space for corner walk-in shower, WC, single wash hand basin, side window, heated towel rail.

### Garage/Bedroom 4/Family Room/Study/Playroom

18' 2" x 11' 2" (5.54m x 3.40m) with up and over door, connecting door into hallway, side window. Please note this could be used as a 4th bedroom, early reservation ensuring that you can have the option for the bedroom space or even as a study.

## LOWER GROUND FLOOR



Accessed from the open staircase from the lounge into the:

### Kitchen/Dining Space

25' 7" x 11' 10" (7.80m x 3.61m) Exceptional family room with space for high quality corner kitchen and island (all depends on individual design) with connections in place for electric oven and grill with hobs over, sink and drainer, plumbing for dishwasher facilities and an array of cupboard space with feature sliding doors to garden and opening to dining area with ample space for large dining table with side window, multiple sockets and open plan into:







## **EXTERNAL**

### **Rear Garden Area**

Laid to lawn and bound by panel fencing providing a secure and private rear garden space overlooking the adjoining fields and village.

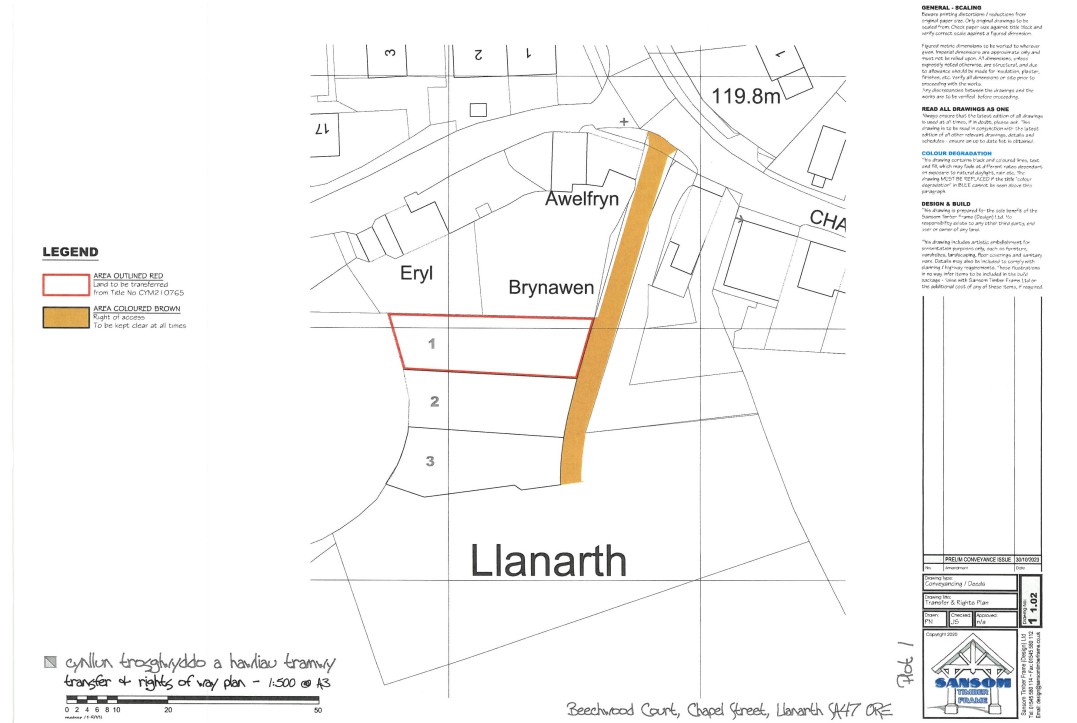
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The development site is located centrally within the village of Llanarth with access off the Llanarth to Mydroilyn road onto an adopted estate road leading to plots 1 & 2 on your right hand side as you enter the development.

The property benefits from off-road parking for 2/3 vehicles with immediate access to the front door or side steps leading down to:

### **Sun Lounge**

12' 2" x 10' 6" (3.71m x 3.20m) with feature window to front, enjoying an outlook over the adjoining fields and village, sliding doors to rear patio area, multiple sockets, TV point.



From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. After some 4 miles having proceeded through the villages of Ffos y Ffin and Llwynelyn you will reach the village of Llanarth. Take the 1st left hand turning onto the B4342 Mydroilyn road after entering the village. After some 100 yards you will see the entrance to Beechwood Court on your left hand side.

**Tenure**  
Freehold  
**Services**

We are advised the property will benefit from mains water, electricity and drainage. Air source central heating system with thermal solar panels for hot water.

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.

Council Tax - tbc.

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For further information or to arrange a viewing on this beautiful property, contact us:

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