

Regulated by:



**RICS**



Since 1989

**Brand New! High specification 4 bedroom homes. Sarnau. Near Llangrannog/Penbryn/Tresaith.  
Cardigan Bay. West Wales.**



**Plot 1, Penbryn Beach Road, Sarnau, Ceredigion. SA44 6PX.**

**R/3661/RD**

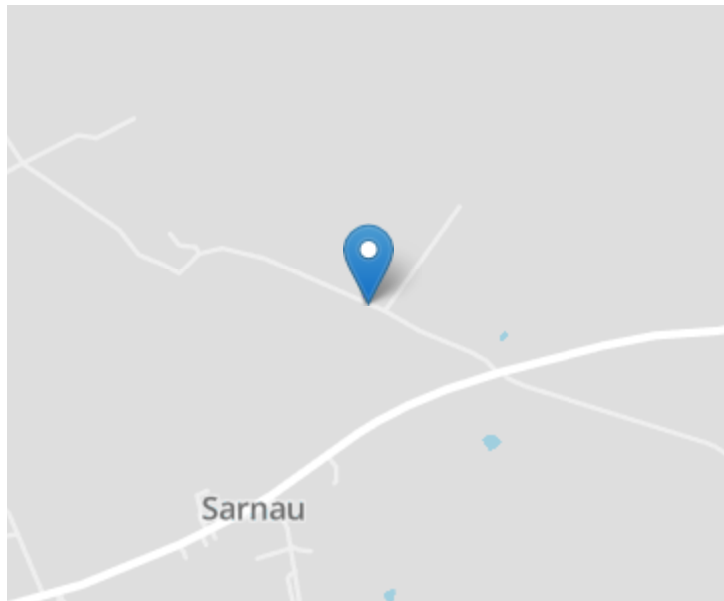
**£540,000**

**\*\* High specification 4 bed home \*\* Spacious level of accommodation \*\* High quality fixtures and fittings \*\* Highly efficient with low running costs \*\* Countryside views \*\* 5 minutes drive to nearby sandy coves at Llangrannog, Penbryn and Tresaith \*\* Large deep plots \*\* Roadside frontage \*\* Integral garage \*\* Off-road parking \*\* Luxury kitchen and bathrooms \*\* Popular coastal village \*\* Nearby primary school and village shop \*\***

**\*\* A GREAT OPPORTUNITY TO SECURE YOUR OWN BRAND NEW HOME \*\***

**\*\*DO NOT MISS THE OPPORTUNITY TO CHOSE YOUR OWN FINISHES! \*\***

The property is situated within the coastal village of Sarnau being conveniently positioned on the A487 trunk road. The village offers a popular army surplus store as well as a farm shop. The nearby village of Brynhoffnant offers a modern community primary school, village shop and petrol station and a newly refurbished public house. The larger town of Cardigan with its comprehensive school, community hospital, 6th form college, theatre, cinema, supermarkets, traditional high street offerings, retail parks and industrial estate is some 20 minutes drive to the south. The nearby sandy coves of Llangrannog, Penbryn, Tresaith and Aberporth are all within 5-10 minutes drive of the property.



## General

An outstanding new development site with 4 road frontage new homes available.

The homes will be finished to the highest order with no expense spared on the internal specification, which is available on request via the estate agents office.

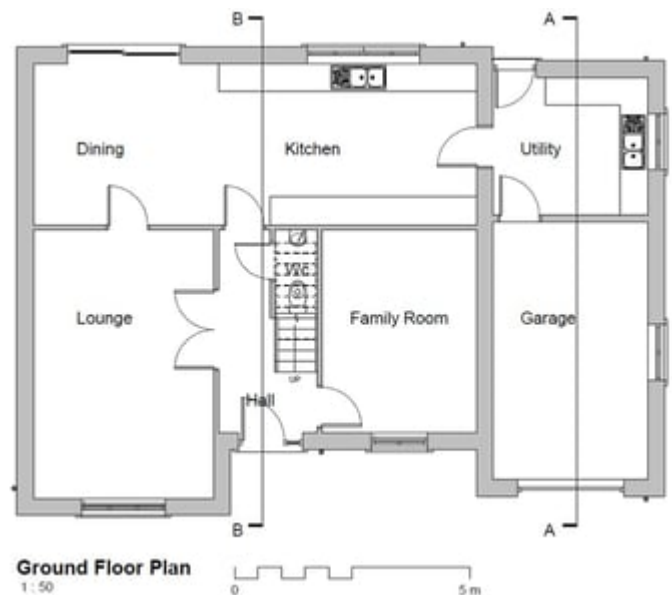
Excellent cost allowances have been made for kitchens, bathrooms, flooring and heating in the new homes, again specifications are available on request.

The new homes will be completed to current building regulations meaning highly efficient homes with low running costs via the proposed air source heating system.

The houses sit within large, deep plots which extend some distance from the rear elevation of the property which makes these unique offerings in the market place.

All in all an excellent opportunity to secure your own home where you have the ability to provide your own choices for kitchens, bathrooms, flooring and tiling.

## Entrance Hallway



2.1m x 4.2m (6' 11" x 13' 9") accessed via a composite door with glass panel, side window, under-stairs cupboard with WC, access to family room, lounge and kitchen/dining room.

## Family Room

4.2m x 3.2m (13' 9" x 10' 6") with window to front, multiple sockets.

## Lounge

5.5m x 3.7m (18' 1" x 12' 2") a large family living space, accessed via double doors from the entrance hallway with large window to front, multiple sockets, TV point and connecting door into:

## Kitchen/Dining Room

9.1m x 3.3m (29' 10" x 10' 10") large open plan kitchen and dining room, space for high specification kitchen and the ability to introduce your own design, rear window overlooking garden with connection points for dishwasher, sink and drainer and appliance connections. Dining area with space for large dining table, side snug seating area and sliding patio doors to garden.

## Utility Room

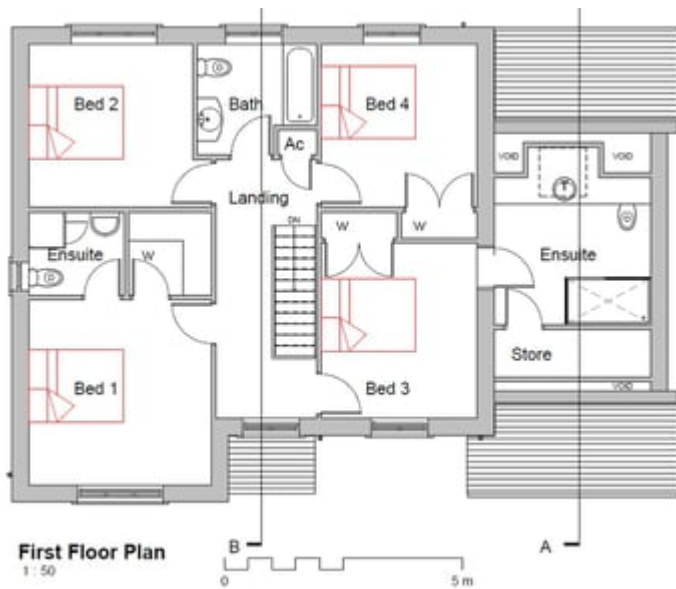
3.2m x 2.8m (10' 6" x 9' 2") ample space for a range of base and wall units, side window, external door to garden.

## Integral Garage

5.3m x 3.2m (17' 5" x 10' 6") with allowance for electric roller door, side window and connecting pedestrian door to utility room.

## First Floor

### Landing



5.3m x 2m (17' 5" x 6' 7") with window to front enjoying views over the adjoining countryside towards the coast, airing cupboard.

### Bedroom 1

3.7m x 3.7m (12' 2" x 12' 2") double bedroom suite with large window to front enjoying countryside views towards the coast, radiator, multiple sockets, TV point.

### En-Suite

1.7m x 1.9m (5' 7" x 6' 3") space for corner shower, WC, single wash hand basin, heated towel rail, side window.

### Walk-In Wardrobe

1.6m x 1.6m (5' 3" x 5' 3")

### Bedroom 2

3.3m x 3.3m (10' 10" x 10' 10") double bedroom, rear window overlooking the rear garden towards the village, multiple sockets, radiator, TV point.

### Bathroom

2.5m x 2.3m (8' 2" x 7' 7") with space for panelled bath with shower over, WC, single wash hand basin, heated towel rail, rear window.

### Bedroom 3/Master Bedroom

3.6m x 3.7m (11' 10" x 12' 2") double bedroom suite with window to front enjoying countryside views towards the coast, fitted wardrobe, multiple sockets, radiator, TV point and connecting door into:

### En-Suite

3m x 3.2m (9' 10" x 10' 6") with space for walk-in shower, WC, single wash hand basin, Velux rooflight over and side access into under-eaves storage cupboard.

### Bedroom 4

3.3m x 3.7m (10' 10" x 12' 2") double bedroom suite with window to rear overlooking rear garden towards the village, fitted wardrobe, multiple sockets, radiator.

### External

#### To Front

The property is approached from the adjoining county road to a front tarmacadam forecourt with ample space for 3+ vehicles to park and providing access to the garage. Side footpaths lead through to:





## Rear Garden

With extending patio from the dining room with the remainder of the garden laid to lawn.



## Services

The property will benefit from mains water and electricity. Private drainage. Air source heating with underfloor heating on the ground floor. BT and broadband connections to the house.

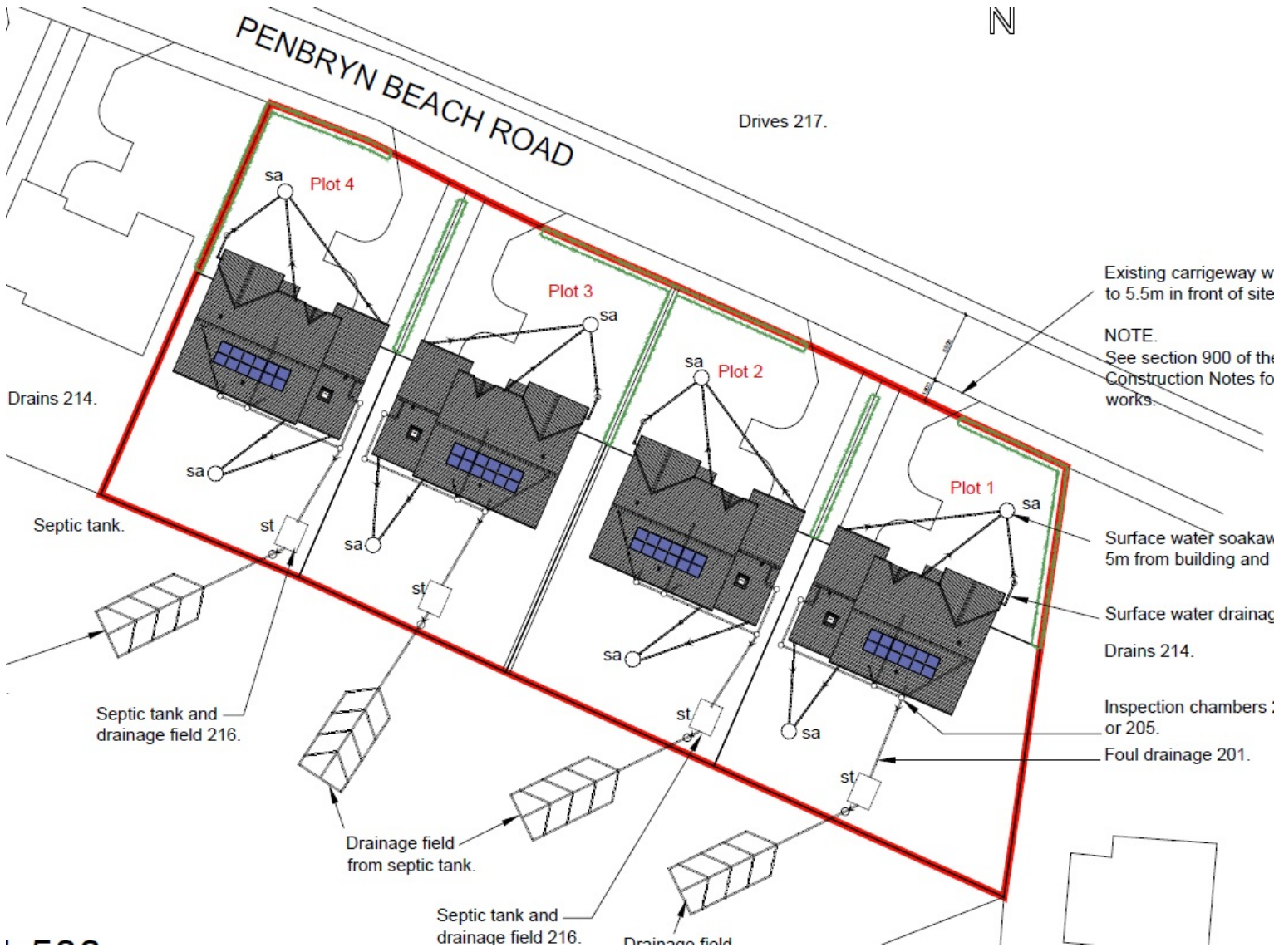
## Directions

Travelling north from Cardigan proceed through the villages of Penparc, Tremain, Blaenannerch, Blaenporth and Tanygroes. From Tanygroes continue for a further 2 miles entering the village of Sarnau and on exiting the village (passing the bus stop on your left hand side) take the last turning left on the crossroads signposted Penbryn. Turn onto this road and the plots are located on your left hand side after some 100 yards.

# PENBRYN BEACH ROAD

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Drives 217.



Existing carrigeway w to 5.5m in front of site

NOTE. See section 900 of the Construction Notes for works.

Surface water soakaway 5m from building and

Surface water drainage Drains 214.

Inspection chambers or 205.

Foul drainage 201.

Drains 214.

Septic tank.

Septic tank and drainage field 216.

Drainage field from septic tank.

Septic tank and drainage field 216.

Drainage field

sa Plot 4

Plot 3

sa Plot 2

sa Plot 1

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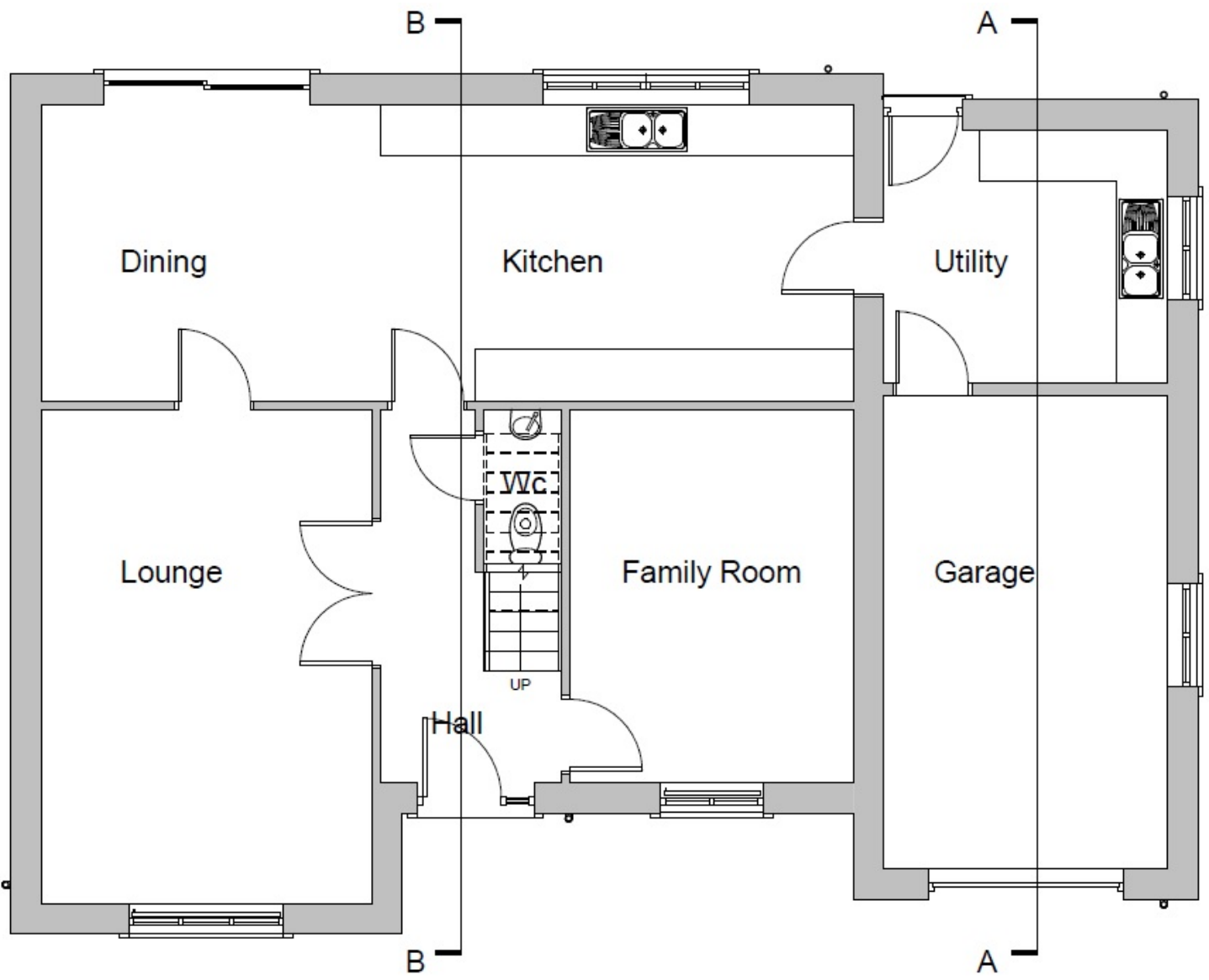
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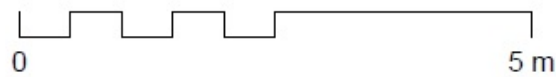
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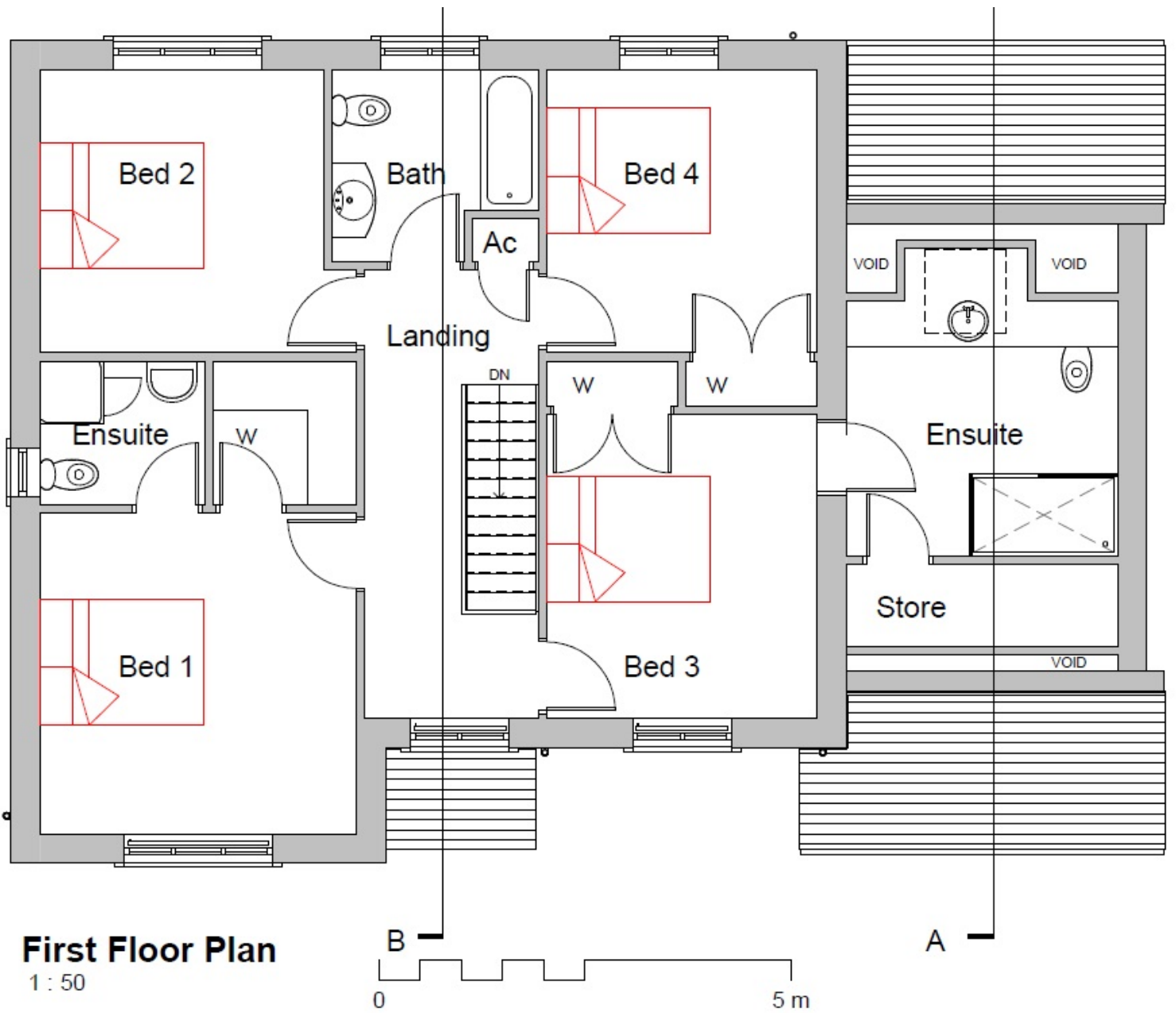
500



**Ground Floor Plan**

1 : 50





**First Floor Plan**

1 : 50

