

Superb New Build Property with Elevated Position & Superb Views. 2 Acres of Grounds and land with good Parking, garden area & woodland. Quality Built to High Specification.



Hazelwood, Capel Dewi, Llandysul, Ceredigion. SA44 4PL.

£625,000

A/5365/NT

*** Superbly located new build property with quality and high specification finishes. *** Starting with the great views enjoyed from the location with no near neighbors but a short walk to the village. *** Under floor heating, 3 KW of solar energy, superb open plan living area and two bathrooms which are finished to anyone's envy including a towel free shower room with body drier and roll top bath with some super views from the window. *** Tiled and wooden floors, 2 balconies to the upstairs bedrooms.

With an office area to the landing with window seat.*** Set in approximately 2 acres of grounds, woodland and ample parking areas. *** The property is in an enviable location with some superb far reaching views to Fore. It is a great spectacle to watch the Red Kites flying above the property along with watching other wildlife within the area. ***



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House

The house has been built to an excellent standard of finish. A 10 year warranty will be issued with it from Advantage Structural Warranty. Oil fired central heating, 3KW solar output system, smoke alarms and home feld timber for the staircase, underfloor heating, double glazing and individual room control thermostats are some of the features.

Downstairs are 2 spacious bedrooms, shower room with his and hers wash bowls, raindrop and shower head, and body drier. A superb open plan living, dining and kitchen area with patio doors to side and windows to front to enjoy the comfort of the area. Upstairs are 2 large double bedrooms both have balconies to enjoy the vies from. Family bathroom with roll top Victorian style roll top free standing bath to enjoy the views from.

Location

Situated on the edge of Capel Dewi Village. Just 2.5 miles from the Market Town of Llandysul and some 8 miles from the University Town of Lampeter, within easy reach of the Cardigan Bay Coast to watch the dolphins swimming in the Bay and Carmarthen to the South, with National Rail and Motorway Networks, along with Glangwili General Hospital, shops, schools etc.



Kitchen/ Dining & Living Area

9.9m x 7.5m (32' 6" x 24' 7")

Range of base units with worktops over. One and a half bowl sink unit single drainer. Triple Aspect including patio doors to side. Beko Cooking Range includes 7 Ring LPGas hob, 2x oven and grill. Extractor Fan over. Fitted dish washer, wine rack and chiller unit. Inset spotlights over. Tiled Floor. Triple

aspect including patio doors to side. Staircase which has been made from home feld timber from the property. Underfloor heating. Doors to





Shower / Wet Room

3.2m x 2.6m (10' 6" x 8' 6")

Raindrop and shower head. Body Drier. His & Hers wash hand basin with under storage, WC, Hand drier, tiled floor and walls. Window to Rear. Inset spot lights over.



Utility

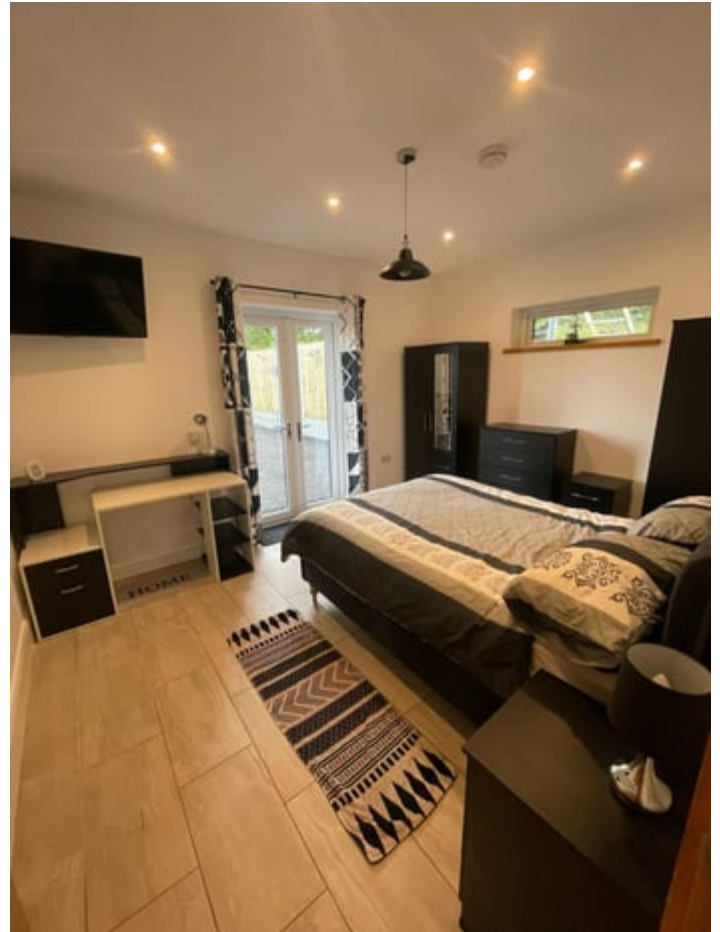
1.54m x 2.68m (5' 1" x 8' 10")

Plumbing for washing machine, Plant room for the solar system and underfloor heating.

Bedroom 2

3.3m x 4.1m (10' 10" x 13' 5")

Patio doors to side, tiled floor, under floor heating and inset spotlights.



Bedroom 1

4.06m x 3.27m (13' 4" x 10' 9")

Patio doors to side, under floor heating. Window to front, tiled floor and inset spotlights over.



Landing

2.62m x 4.2m (8' 7" x 13' 9")

Window to rear with seat area/ Ideal as an office area. Doors to



Bedroom 3

4.1m x 6.6m (13' 5" x 21' 8")

Triple aspect with patio doors out to Balcony.



Master Bedroom

5.5m x 6.6m (18' 1" x 21' 8")

Triple aspect with patio doors to Balcony. Window seat.

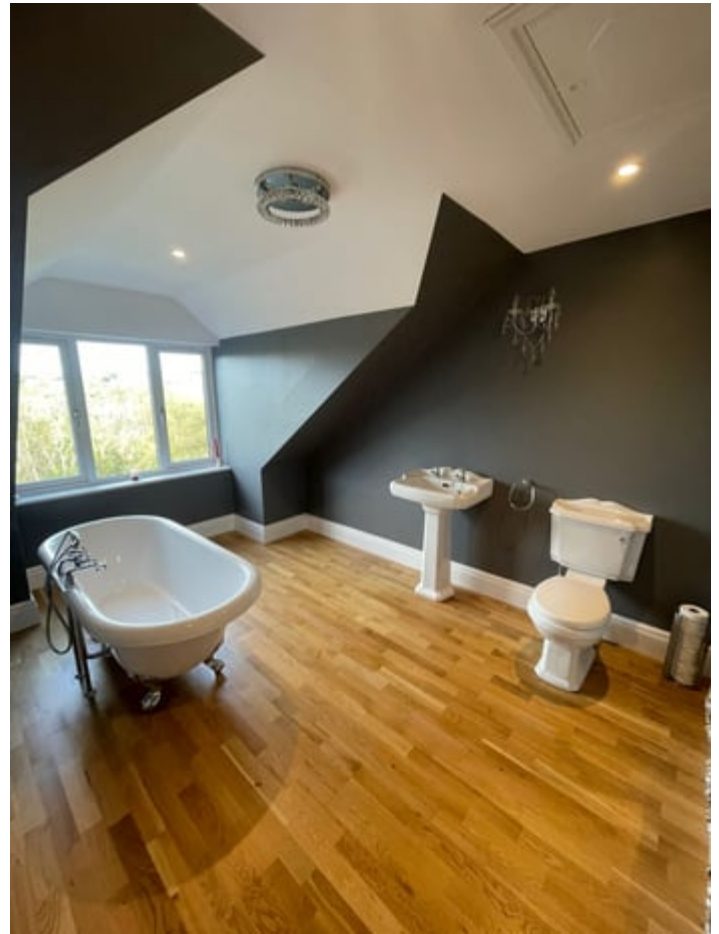




Bathroom

3.88m x 2.8m (12' 9" x 9' 2")

Victorian style free standing roll top bath with mixer tap and shower attachment. Window to front with views. WC. Wash hand Basin. Radiator and towel Radiator.



Externally

Ranch fencing divides the property into some interesting corners of the 2 Acre plot. Gated drive leading up to the main parking area to the front and side of the property.

Lower yard parking area and also on the higher part is a level garden area with wooden workshop, kitchen garden area with raised beds and borders. Wooded area to the lower area and to the front of the property.

Services

Mains water, electric and private drainage. Oil fired central heating system via a outside boiler, Backed up by 3 KW output solar panel system.

Tenure

We are advised by the vendor that the property is freehold.

Council Tax Band

The property is listed under the local authority of Carmarthenshire County Council. Council tax band for the property is - E

Money Laundering Regulations

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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Directions

Directions :

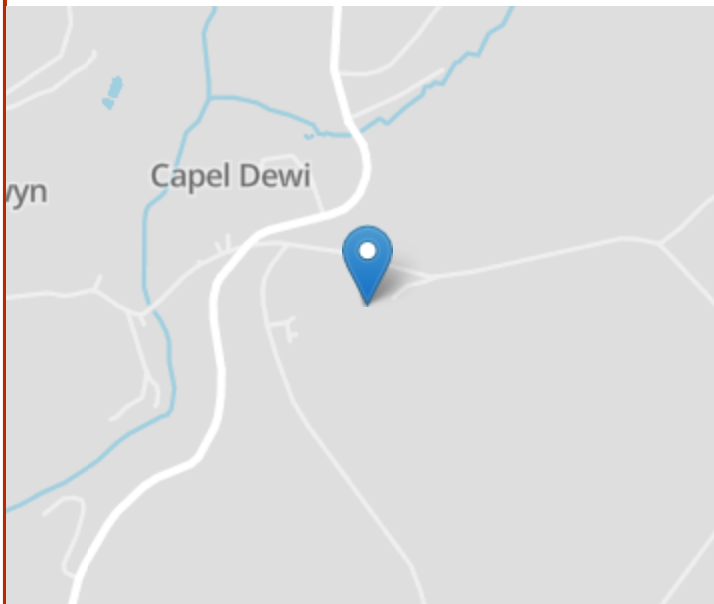
From Carmarthen take the A 485 North towards Lampeter travel through Peniel, Rhydargaeau and Alltwalis, continue up the hill and having Passed Windy Corner Garage turn left B4459 Pencader Road. Continue on this road through Pencader village and onto Llanfihangel AR Arth. At the Cross Roads go straight on continue on the B4459 and enter the village of Capel Dewi and turn right, start to climb the hill and after a short distance on a sharp right bend turn left. Carry on for a 100 yards the property entrance will be found on the right hand side.

What3words ///marketing.digests.magic

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

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

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