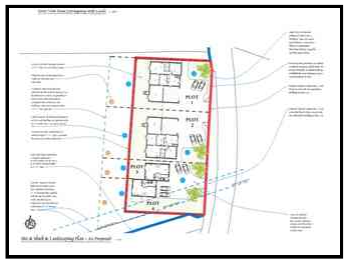
Exclusive Executive Style Homes with sea views. Near Llangrannog -West Wales.



Plot 1, Brynhoffnant, Near Llangrannog, Ceredigion. SA44 6ED.

Ref R/2608/RD

£475,000

Executive style 4/5 bed dwellings Exclusive Development**Coastal Views over Cardigan Bay**Absolute Luxury Living**Contemporary Architecture and Lay out**Fully orientated to maximise the countryside and sea views**Large Private Gardens**Integrated Garage**Oozes luxury throughout**Multi Generational Living**Lifestyle change Opportunity**

DONT MISS THIS OPPORTUNITY TO FULFILL YOUR ULTIMATE LIVING ACCOMMODATION

The property is situated on the fringes of the coastal village of Brynhoffnant being positioned along the A487 coast road. The village offers a good level of services including petrol station, Award Winning Shop, new Community Primary School, excellent transport connectivity, 2 public houses. The Development site lies in close proximity to the popular coastal cove of Llangrannog with its wonderful sandy beach and also the nearby beaches of Penbryn, Cwmtydu and Tresaith.

GENERAL

These properties present the ultimate luxury living opportunity.

These will be built to order with prospective purchasers having an opportunity to influence the design of the kitchen and bathrooms as well as flooring, tiling, fixtures and fittings.

Teifi Developments Limited area a renowned local Development Company with emphasis on high quality finishing.

GROUND FLOOR

Entrance Hallway

Accessed via glass door with side glass panels, understairs cupboards. Stairs to first floor. Access to -

Living Room

14' 9" x 19' 8" (4.50m x 5.99m) with window to front, TV point, multiple sockets.

Open Plan Kitchen/DIning and Family Room

36' 2" x 22' 6" (11.02m x 6.86m) max - with feature bi fold doors to rear overlooking garden and having fantastic coastal views over Cardigan Bay. Modern range of kitchen units, space for dining table and separate seating area. Orangery roof lights over.

Utility Room

14' 9" x 6' 8" (4.50m x 2.03m) rear window and door to garden.

Side W.C.

Door into -

Integral Double Garage

18' 1" x 18' 1" (5.51m x 5.51m) side window, up and over door.

Study /Play Room/Bedroom 5

12' 3" x 11' 6" (3.73m x 3.51m) with window to front.

En Suite

3' 7" x 11' 6" (1.09m x 3.51m) with corner shower, dual flush w.c. single wash hand basin.

FIRST FLOOR

Galleried Landing Area

With window to front. Linen cupboard.

Master Bedroom

11' 9" x 14' 9" (3.58m x 4.50m) with rear window overlooking garden and with enviable views over Cardigan Bay.

Master En Suite

5' 5" x 7' 6" (1.65m x 2.29m) with corner shower, dual flush w.c. single wash hand basin.

Walk in wardrobe 5'5 x 7'6".

Guest Room

11' 3" x 11' 9" (3.43m x 3.58m) with double bedroom with rear window overlooking garden and enviable views over Cardigan Bay.

En Suite

5' 5" x 5' 5" (1.65m x 1.65m) with corner shower, dual flush w.c. single wash hand basin.

Bedroom 3

14' 9" x 11' 10" (4.50m x 3.61m) a double bedroom with feature Juliette balcony to front.

Family Bathroom

Space for corner shower, free standing bath, dual flush w.c. single wash hand basin, window to front.

EXTERNALLY

To the Front

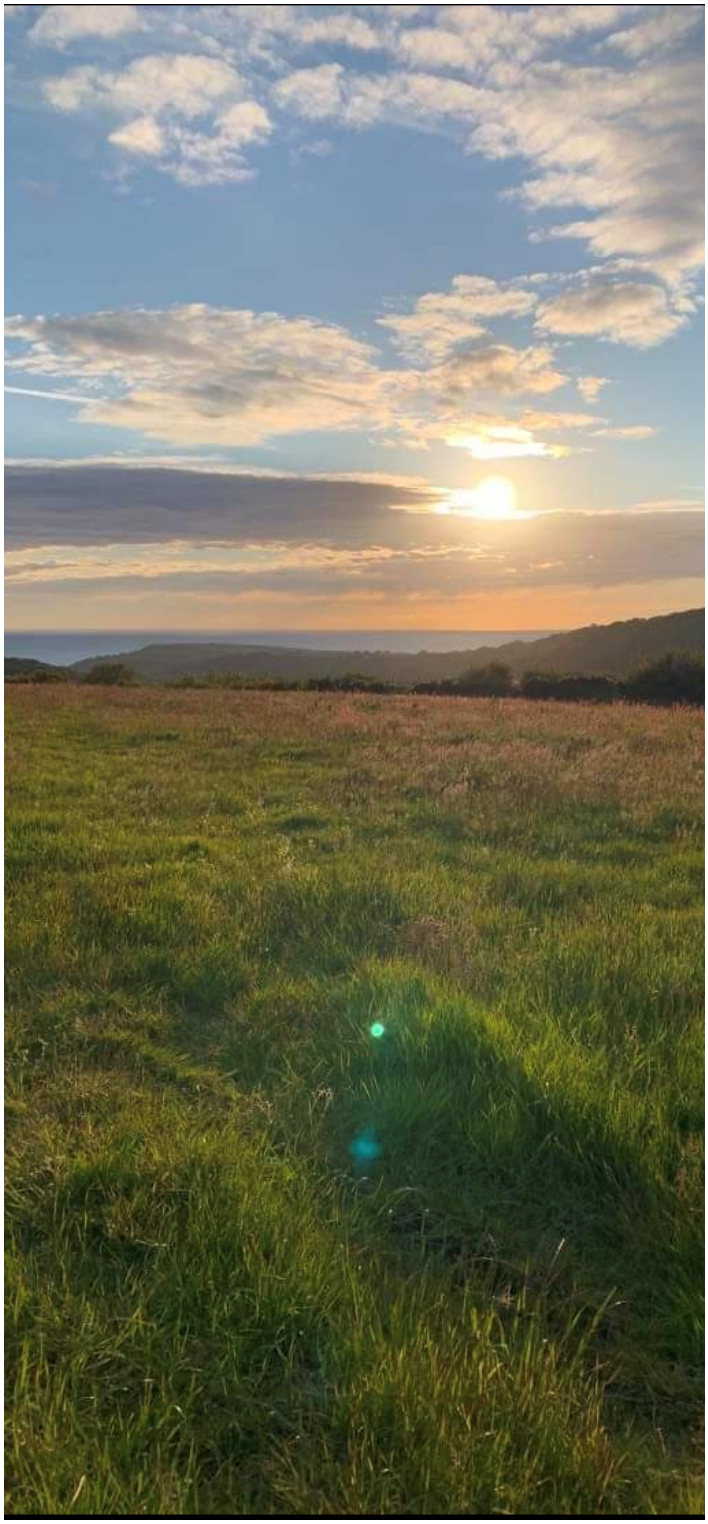
The property is approached from the adjoining county road into a large forecourt with ample parking. Attractive main entrance to the property.

Side area laid to lawn. Side footpath access through to -

To the Rear

Extended rear garden being fully orientated to maximise the views and enjoy natural sun light throughout the day.

(Views)

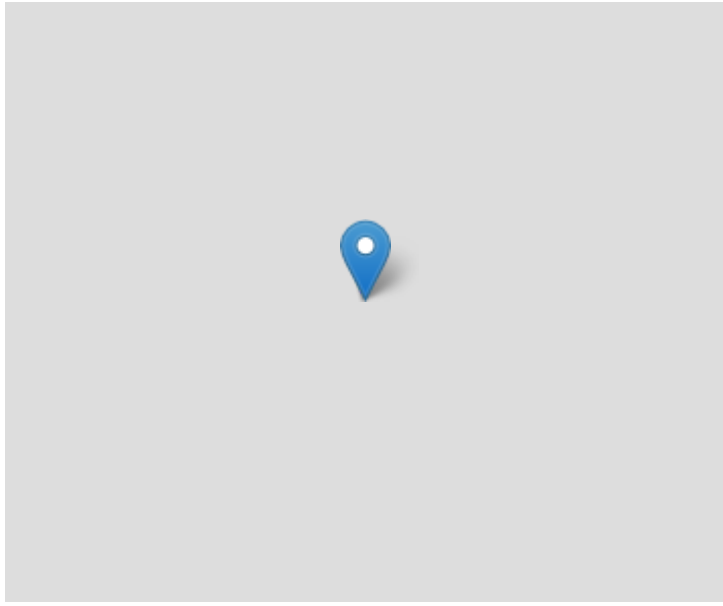


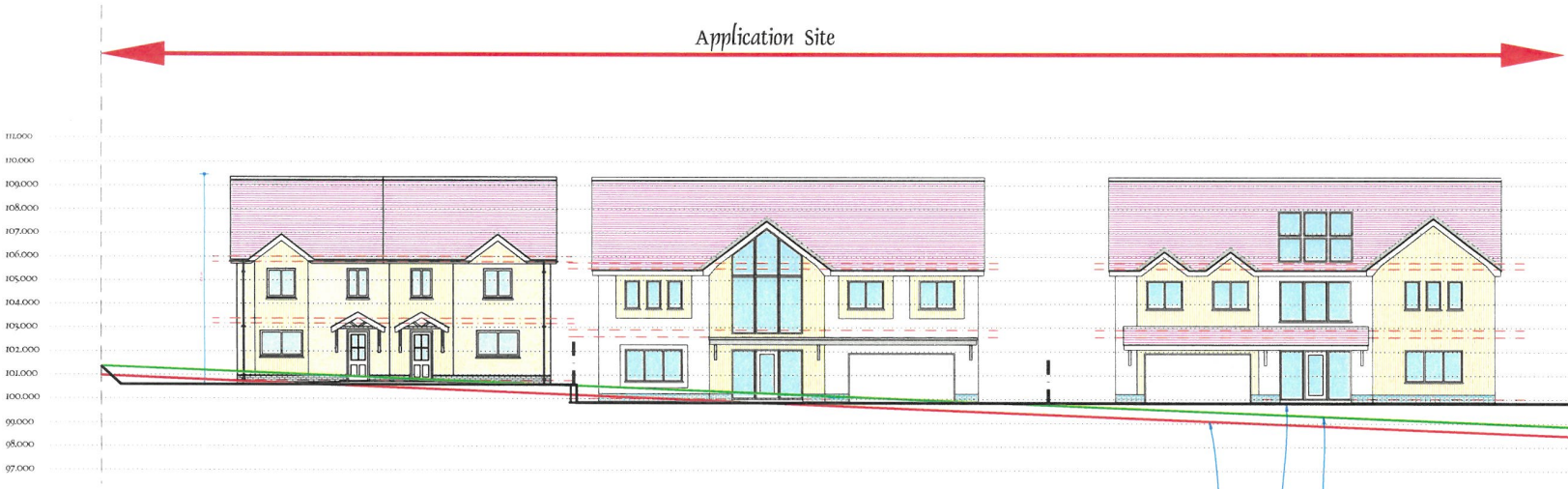
Services

The property will benefit from Mains Water and Electricity. Private Drainage. Heating to be confirmed.

Directions

Travelling south along the A487 from Synod Inn, proceed through the villages of Plwmp and Pentregat. Continue along the A487 past The New Inn and around the bend coming into Bryhoffnant being a first right hand exit sign posted Llangrannog and the site is located on the left hand side as identified by the Agents for sale board.





Street View From Carriageway with Levels 1 : 100

GENERAL
DO NOT SCALE THIS DRAWING
It is the contractor to verify all dims prior to proceeding with any work. Figured metric dimensions to be worked to wherever given. Imperial dimensions are approximate only and must not be relied upon. All dimensions, unless expressly stated otherwise, are structural, and due to allowance should be made for plaster, finishes, etc. Any discrepancies between the drawings and the works are to be verified with Castle Architectural Designs Ltd. before proceeding.

READ ALL DRAWINGS AS ONE
Always ensure that the latest edition of all drawings is used at all times, if in doubt, please ask. This drawing is to be read in conjunction with the latest edition of all other relevant drawings, details and schedules.
Please request an up to date list if in doubt.

Where any contradiction or uncertainty arises between the drawings and/or the schedule of works, it is the contractor's responsibility to seek verification from Castle Architectural Designs Ltd. before proceeding. No claims will be met by Castle Architectural Designs Ltd. where the contractor continues works without confirmation.

IMPORTANT
It is the contractor's responsibility to fully familiarize himself with the works before proceeding.

LEVELS
It is the contractor's responsibility to confirm all levels on site prior to commencement of any works. Levels shown on this drawing are for indication purposes only, except where specifically dimensioned. Where in doubt, refer immediately to Castle Architectural Designs Ltd.

MATERIALS AND WORKMANSHIP
Unless otherwise specified, all materials used in the carrying out of the works must be materials which have been tested, licensed or approved by a third party (i.e. British Standards Institution and the British Board of Agrement etc.)

Workmanship and site practices must be in accordance with the latest relevant codes of practice issued by independent third parties (e.g. The British Standards Institution Codes of Practice and the Specification for the Improvement, Repair and Rehabilitation of Property as published by the Chartered Institute of Environmental Health Officers etc.)
All work to be carried out by or under the supervision of experienced tradesmen skilled in the specific area of work involved.

TOOLS & HAZARDOUS MATERIALS
All tools, hazardous materials, toxic substances or solvents must be used, stored and disposed of in strict accordance with current COSHH regulations.

CDM REGULATIONS
The risk assessment for this scheme is available from Castle Architectural Designs Ltd. upon request.
Whether or not implied on this drawing, consideration should at all times be given to the use of the 'safest' materials and processes during the construction of the works. Where a required specification is not provided on this drawing please refer immediately to Castle Architectural Designs Ltd. for information. Where the client or contractor provides their own specification for any part of the works, or changes any aspect of the design, they will be responsible as the Designer under the CDM Regulations for that portion of the work, unless prior approval is received from Castle Architectural Designs Ltd.

Areas of each plot indicated coloured GREEN thus are to be laid to lawn.

Likely locations of individual Septic Tanks are indicated with BROWN circles thus.

A separate application has been submitted for the proposed change of use of additional 10 metres of agricultural land to form additional domestic curtilage to the 4 proposed new dwellings - out to the Hearing broken GREEN fine type thus.

Likely locations of individual Soakaway pits for each dwelling are indicated with BLUE circles thus - one front and one rear.

Reserved Matters Application site indicated edged in RED thus - to match the approved outline application.

Other land under ownership of original applicants / current owners Mr & Mrs C & D Davies indicated edged in BLUE thus.

Position / Route of 100mm high pressure mains water pipe indicated with dotted BLUE linetype thus, together with the 5m 'No Build' zone to the side thereof, into application site, also indicated with broken BLUE linetype thus.

Single tree to be planted in-front of each of the 4 dwellings. Type and species to be decided at a later date - likely an Ornamental Flowering Cherry, Magnolia, possibly copper beech...

Boundary along roadside is to comprise a rendered masonry wall of some 750 - 900mm in height, to match dwellings, set behind the road widening to 5.5m and verge formation of 1.8m.

Proposed Typical Layout No. 4 - Paired Drive, to serve the two speculative dwellings to Plots 1 & 2.

Proposed Typical Layout No. 1 - to the 2.1m wide Shared Drive, to serve the two Affordable dwellings to Plots 3 & 4.

Areas of each plot indicated coloured thus are the vehicular accesses and driveways - finished in a permeable crushed stone.

Site & Block & Landscaping Plan - As Proposed 1 : 250

Existing fall across site / levels are indicated with the hearty GREEN fine thus. This amounts to just over 2 metres from the top of the site to the bottom, as shown.

Proposed levels are indicated with the hearty BLACK fine thus. The proposal is to 'cut and fill' the site proportionally, to achieve the two speculative plots on the same level, then incorporating a small retaining wall of some 800mm or so in height between the centre speculative plot and the two affordables. This achieves the ridgelines of all four properties in line.

Existing level of road along frontage of site is indicated with the hearty RED fine thus. This is generally some 400mm lower than the existing GREEN levels of the site.

SURFACE WATER - RE-USE IN PART

Each of the 4 no. dwellings will be supplied and fitted with a rainwater butt, for the storage of rainwater for re-use watering gardens, etc... Overflows from these and any other surface water will be taken to and dealt with via soakaways, approximate locations indicated with BLUE circles.

BOUNDARY TREATMENT

The boundaries between each dwelling are proposed to be 1800mm high close boarded timber fences.

Boundary along roadside is to comprise a rendered masonry wall of some 750 - 900mm in height, to match dwellings, set behind the road widening to 5.5m and verge formation of 1.8m.

Western and Southern land boundaries are to be planted up with a mixed native species hedge, as detailed and indicated on separate drawing, ref. 1370-B-07

No.	Amendment	Date

Drawing Type: Planning Scheme Drawing
Drawing Title: Street Scene & Levels & Site
Scales (at A2): 1:1, 1:2, 1:5, 1:10, 1:20, 1:50, 1:100, 1:250, 1:500, 1:1000, 1:1250, 1:2500, Others
Drawing No: 1370-B-08
Date: Jan 2020
Drawn By: MRE & DGE
Client: Teifi Developments Ltd.
Job Title: Erection of 4 Dwellings on Land North of Ty Blaencwm Brynhelfynnt Llandysul Ceredigion

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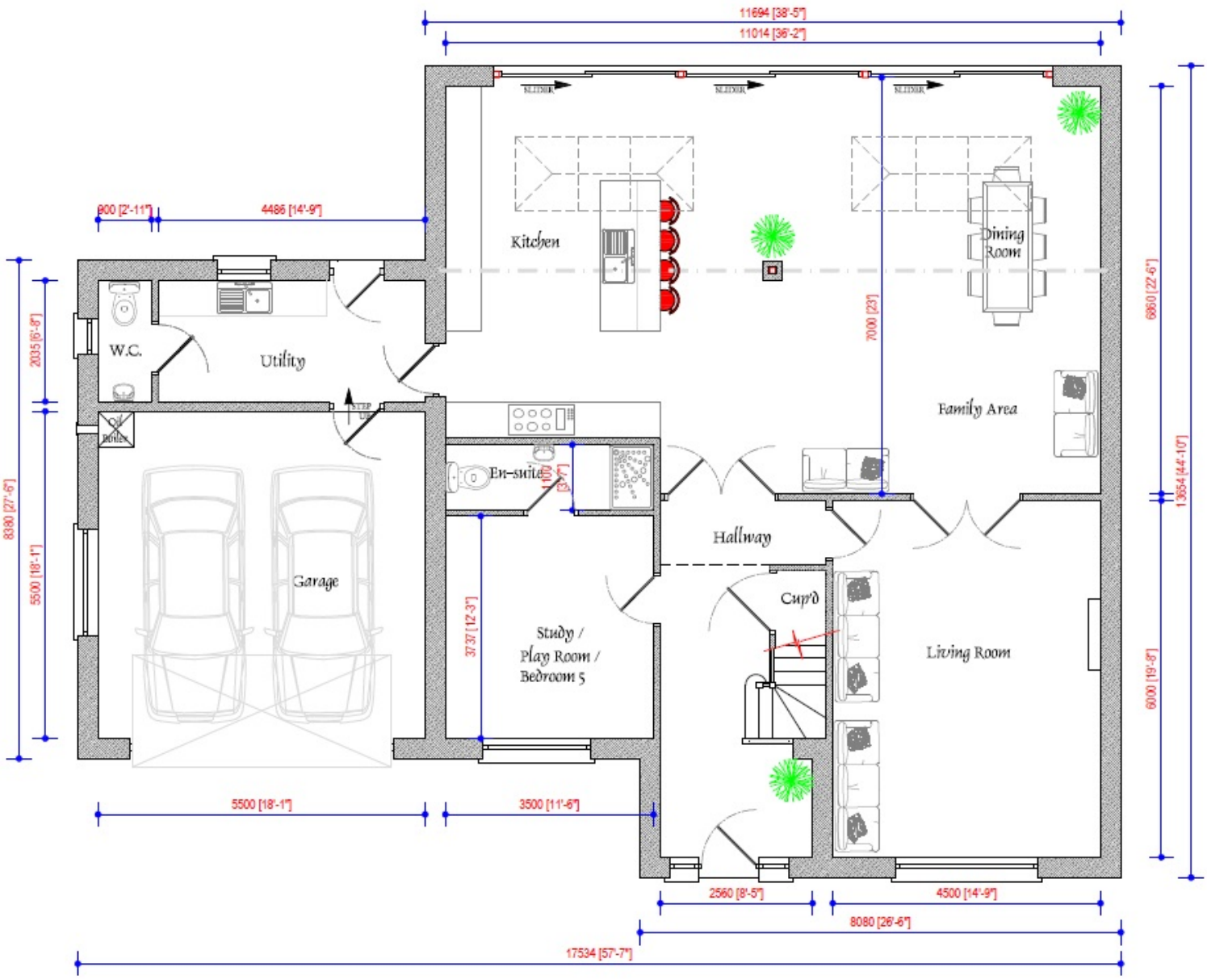
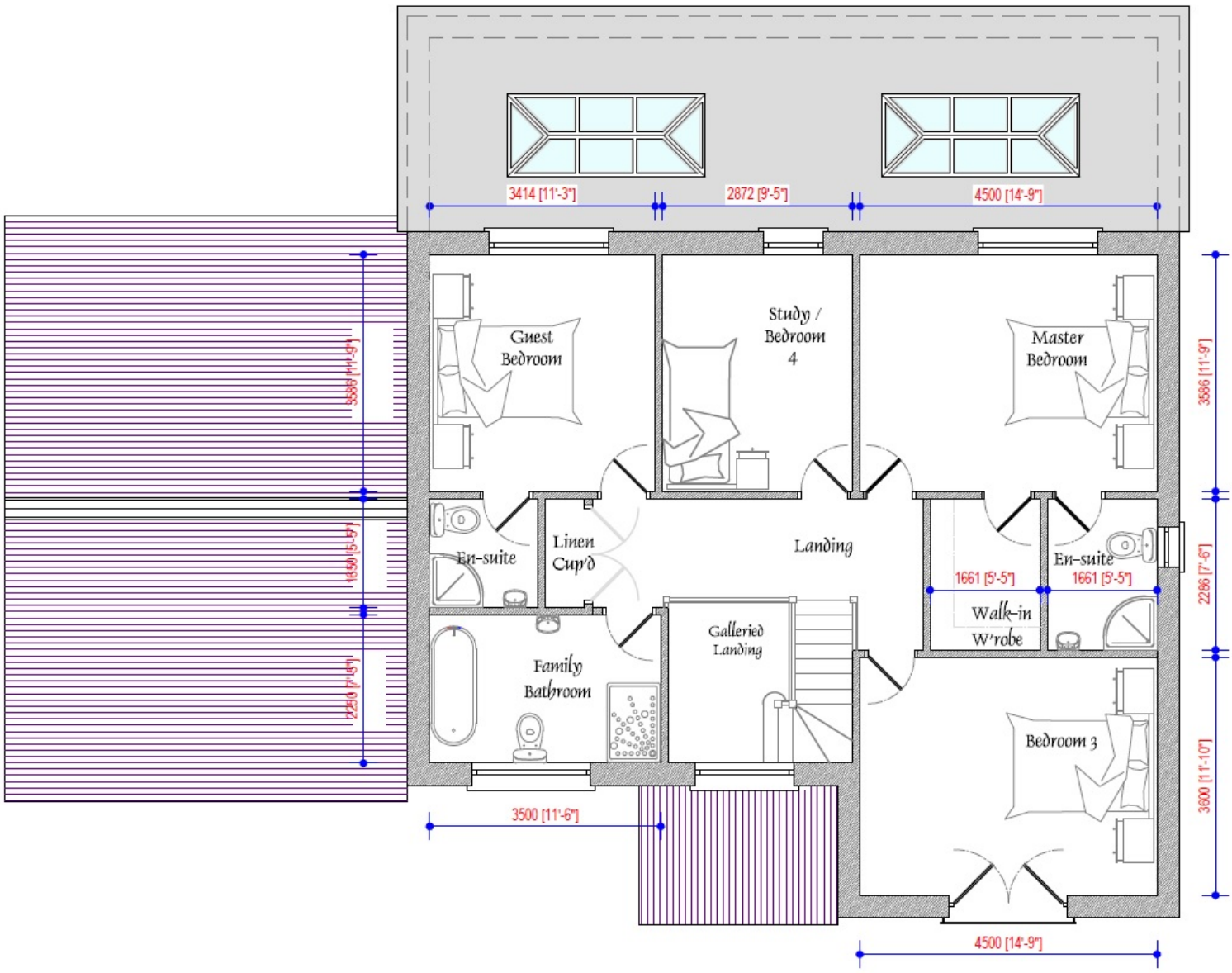


Ground Floor Plan 1 : 100



First Floor Plan 1 : 100