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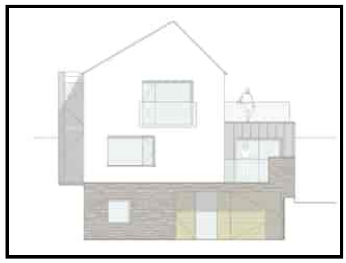
Estate Agents | Property Advisers
Local knowledge, National coverage

Exciting new development of exceptional quality 4 bedroom homes with views over Cardigan Bay and the Dyfi Estuary. Borth. Near Ynyslas & Aberystwyth. West Wales.



Plot 2 New Development, Gwastad Lane, Borth, Aberystwyth, Ceredigion. SY24 5NS.

£755,000

R/4996/RD

** Exceptional new 4 bed family homes ** Contemporary design with no expense spared on fixtures and fittings ** Unique development within this favoured Cardigan Bay coastline ** Luxury 4 bed accommodation ** Fully orientated to maximise the outlook over Cardigan Bay ** A private cul-de-sac development ** Walking distance to village amenities ** High quality kitchens and bathrooms ** Feature terrace and balcony overlooking the Coast** The homes have been designed with Passivhaus ethos ** Peaceful setting with no overlooking ** Exquisite open plan living space with feature Juliet balcony overlooking the views ** Private parking and car port ** Access to sandy beaches and Ynys Las ** An exclusive and private development unique in its design and layout, one of the finest new homes developments along Cardigan Bay **

The property is situated on the upper fringes of the coastal village of Borth along the Cardigan Bay coastline. The village offers a good level of local amenities and services including primary school, village shop and post office, mini supermarket, cinema, access to sandy beaches and nearby Ynys Las, golf course, local cafes, bars and restaurants. The Mid Wales strategic town of Aberystwyth is 10 minutes drive from the property offering a wider range of amenities including university, regional hospital, National Library of Wales, Council and Welsh Government offices, Network Rail connections, industrial estates, retail parks, employment opportunities. Short walking distance from the All Wales Coastal Path.

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GWASTAD LANE

An exceptional new coastal development being constructed by a reputable local developer with exceptional vision and high standards of development quality.

A unique and well thought out layout accompanied by contemporary style homes which are fully orientated to maximise the outlook over Cardigan Bay, Ynys Las and the Dyfi Estuary.

The homes are 3 storey with ground floor providing garage and bedroom space, middle floor providing continued bedroom space and the second floor providing contemporary living accommodation with side terrace and balcony fully orientated to maximise the outlook over the Bay.

Each property benefits from private parking and garage facilities.

Internally the homes will be finished and specified to a high standard, exceptional build quality and exquisite finishing setting these houses apart from any other along the coastline.

These homes have been designed with Passivhaus ethos to be as efficient and with low running costs as much as possible to the benefit of future occupiers.

At this stage there is an opportunity to agree your specification for the homes including flooring, kitchens, bathrooms etc.

A rare opportunity not to be missed and we would advise early viewing to secure your dream home.

The accommodation provides more particularly as follows:

GROUND FLOOR

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with covered recessed entrance leading to:

Reception Hallway

With access to garage and inner hallway leading to:

Ground Floor Bedroom 4

Bathroom/En-Suite

With space for walk-in shower, wash hand basin & vanity unit, w/c (specification to be agreed)

Utility Room

with plumbing for washing machine, sink & drainer (specification to be agreed).

Recessed Car Port

with EV charging point, door to entrance hallway.

Continuing Staircase

Leading up to:

FIRST FLOOR

Hallway/Landing

With continuing staircase to the second floor.

Master Bedroom (Bed 1)

Luxurious double bedroom suite with sliding floor to ceiling doors overlooking the bay leading to an external private balcony, range of high quality fitted wardrobes, side door leading into:

En-Suite

with space for walk-in shower, w/c, single wash hand basin & vanity unit (specification to be agreed).

Bedroom 2

Impressive 2nd bedroom with picture window to front overlooking the coast, range of fitted wardrobes.

Bedroom 3

Spacious double bedroom with feature side extending window with views to the bay, fitted wardrobes.

Family Bathroom

with space for bath, separate corner shower, single wash hand basin & vanity unit, w/c.

SECOND FLOOR

Open Kitchen, Living and Dining Space

With Juliet balcony to the front overlooking the coastline. Side terrace and balcony, one of the main features of this highly desirable property, as a private and elevated space overlooking the coastline ideal for entertaining and late night views of the sunset.

Ample seating and dining space internally with option for kitchen designs available .

EXTERNAL

Driveway, parking & amenity area

The property is approached from an adopted estate road to the parking areas to the front of the property and access to the recessed car port. The property extends to the rear with ground floor private amenity area.

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/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.

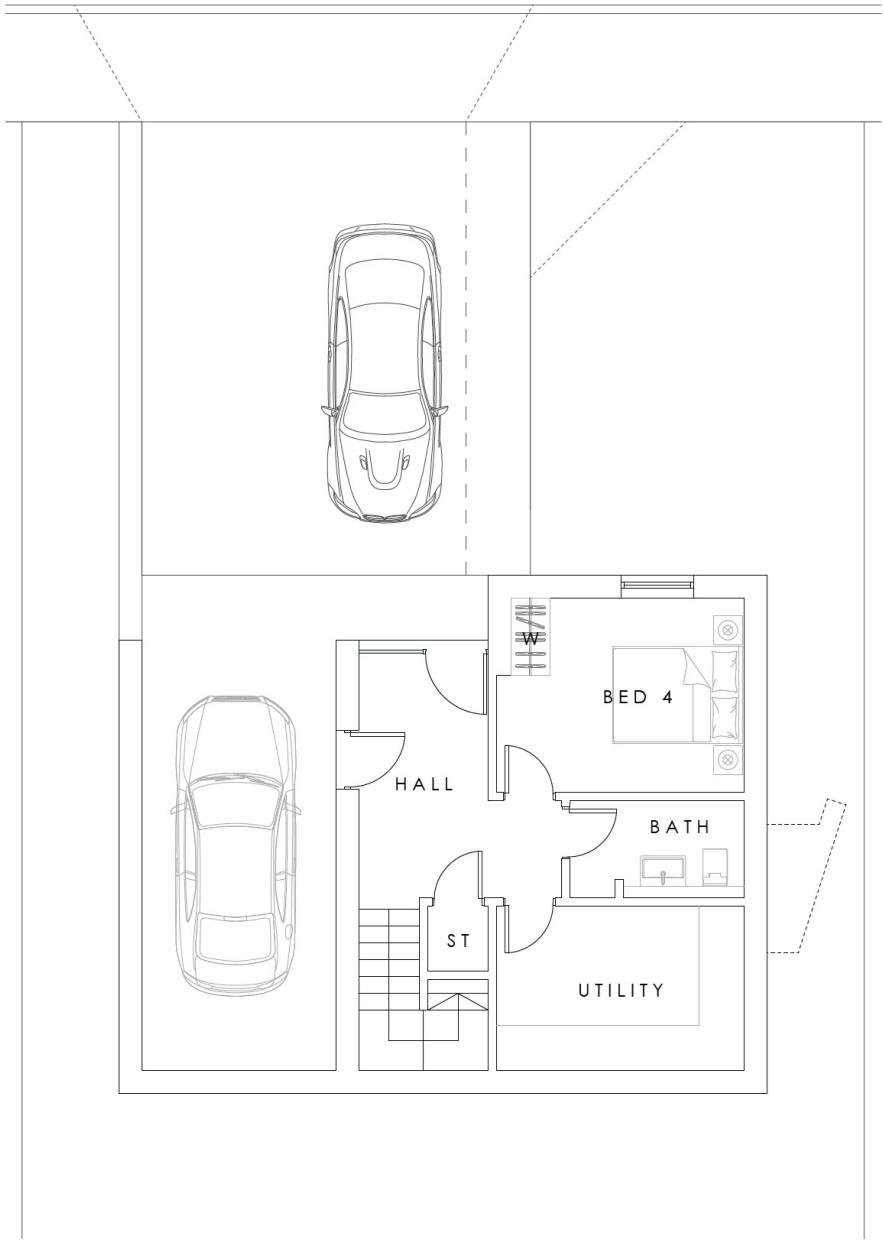
VIEWING

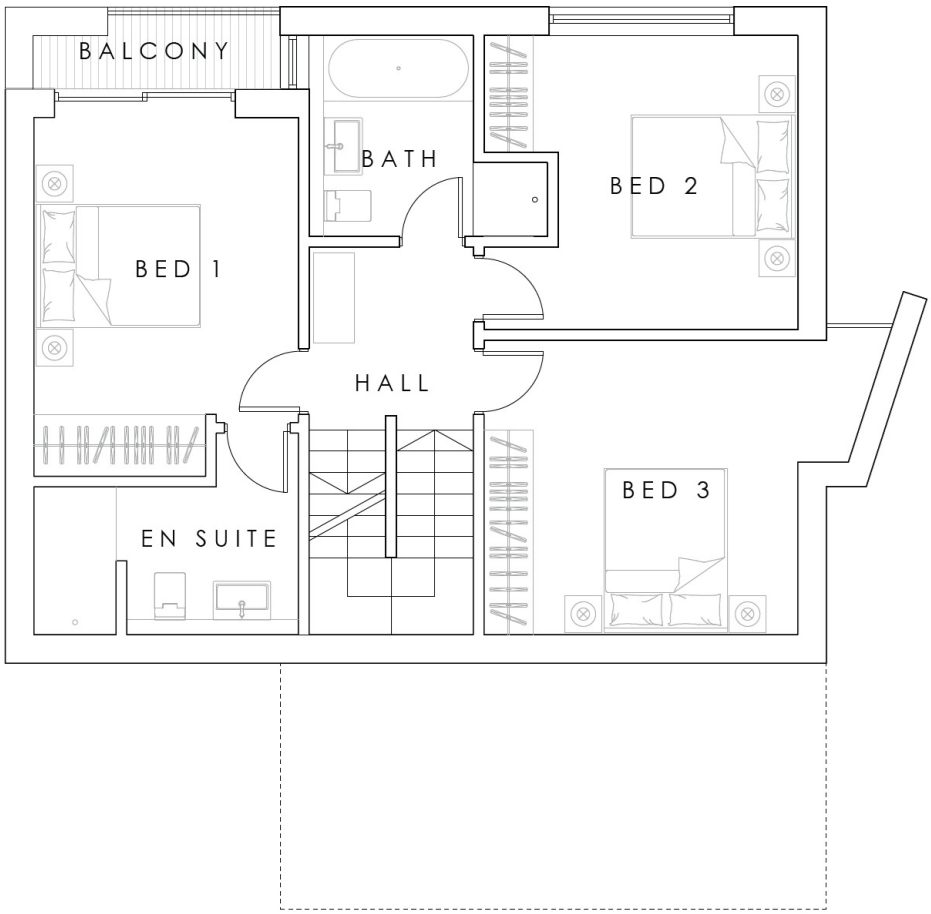
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

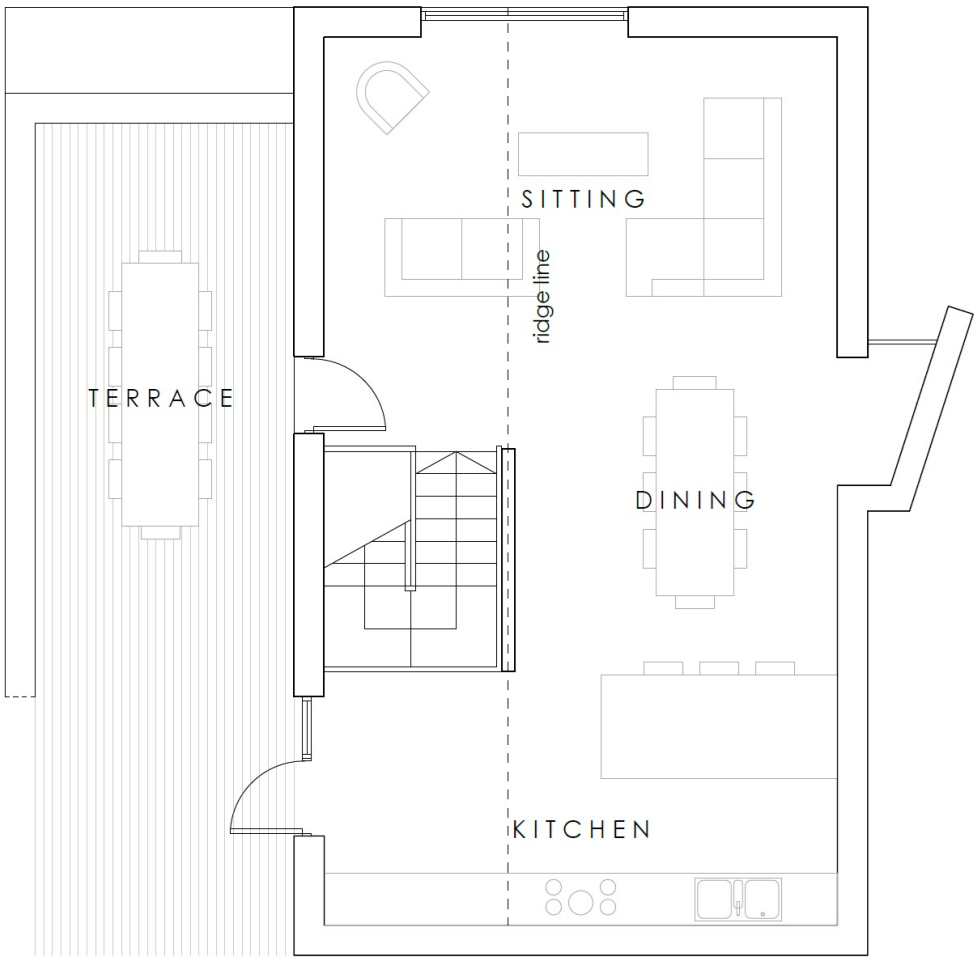
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

PROPOSED SITE LAYOUT


W
BED 4
HALL
BATH
ST
UTILITY

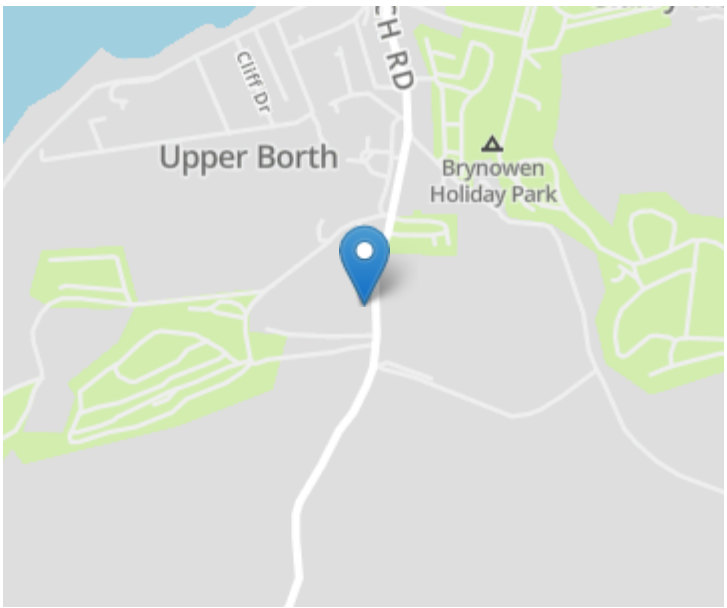

BALCONY
BATH
BED 2
BED 1
HALL
BED 3
EN SUITE


SITTING
ridge line
TERRACE
DINING
KITCHEN

MATERIAL INFORMATION

Parking Types: Driveway.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

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



Directions

Heading south from Borth along the promenade take the right hand turning at the roundabout to the side of the mini supermarket and continue up the hill and on exiting the village the entrance to Gwastad Lane is on your right 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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