

Regulated by:



Since 1989

Large 4/5 bed Executive family home. Sought after address. Cardigan near Gwbert. West Wales.



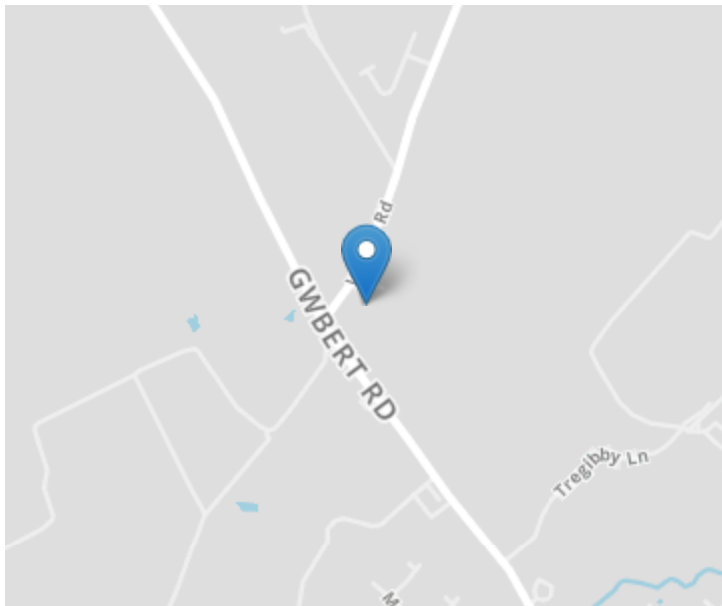
Plot 2 Gerlan, Cae'r Winllan, Gwbert Road, Cardigan, Ceredigion. SA43 1PH.

R/3926/RD

£575,000

**** Exceptional high standard ** Only 5 remaining ** 4/5 bed family home ** No expense spared on fixtures and fittings
** Renowned and award winning local developer ** Impressive scale and standard of living accommodation ** Set within
commodious plot with private rear garden ** Planning permission for the erection of garage ** Private driveway with
ample parking for 4+ vehicles ** Ready to view ** House can be completed within 2 months ** Walking distance to town
centre amenities ** 10 minutes walk to Gwbert estuary ** AN EXCITING OPPORTUNITY TO SECURE A
EXECUTIVE HOME WHICH WON'T BE AROUND FOR LONG ****

The property is situated within the popular coastal and estuary town of Cardigan offering a good level of local amenities and services including primary and secondary schools, new community hospital, theatre and cinema, traditional high street offerings, retail park, industrial estates, 6th form college, excellent leisure and public transport facilities and being in close proximity to Gwbert estuary and the Pembrokeshire National Park is also within some 10 minutes drive of the property.



GENERAL

An exciting new development from Cartrefi Moelfre Homes, one of the most respected home builders within the West Wales region.

An award winning company, the development site at Cae'r Winllan continues their reputation of providing exceptional quality, high efficiency with low running costs and with no expense spared on fixtures and fittings.

An exclusive and sought after development of some 6 houses, with only 5 remaining.

Each house sits within large plots with ample private rear garden space, parking and the option of the erection of a garage. Plot 3 already has the garage in place.

If you catch the houses early you will have the option to choose your own kitchen and bathroom as well as flooring and tiling etc.

The homes are highly insulative with energy efficient air source heating systems and to the latest modern and economic standards. Under-floor heating throughout.

A full set of drawings are available via the estate agents but viewing at the earliest opportunity is encouraged.

GROUND FLOOR

Entrance Porch

1.9m x 1.5m (6' 3" x 4' 11") accessed via composite door with side glass panels into:

Entrance Hallway

with access to:

Understairs Cloakroom and WC

Rear Entrance Door

to rear covered porch.

Family Living Room

4m x 7.7m (13' 1" x 25' 3") good size family space with dual aspect windows to front and rear garden, multiple sockets.

Open Plan Kitchen/Dining Room

6.9m x 4m (22' 8" x 13' 1") open plan kitchen and dining space with potential to choose your own high quality kitchen with integrated appliances, sink and drainer, dishwasher etc, window to front. Dining area with space for 6+ persons table, door to rear hallway, window to garden, multiple sockets.

Utility Room

4.1m x 2.1m (13' 5" x 6' 11") with space for base and wall units, side window, sink and drainer, washing machine connection point, entrance door to front.

Ground Floor Shower Room

2m x 2.1m (6' 7" x 6' 11") with space for corner shower, WC, single wash hand basin, rear window.

FIRST FLOOR

Landing

with rear window to garden.

Bedroom 1

3.6m x 4m (11' 10" x 13' 1") double bedroom suite, multiple sockets, radiator, window to rear garden, access to:

Open Plan Dressing Room and En-Suite

6.2m x 2.1m (20' 4" x 6' 11") with space for panelled bath, separate walk-in shower, WC, single wash hand basin, heated towel rail and open plan dressing room with ample space for shelving and racking, window to front and rear.

Bedroom 2

3.1m x 4m (10' 2" x 13' 1") double bedroom, window to front, multiple sockets, radiator.

Bathroom

1.8m x 2.8m (5' 11" x 9' 2") space for panelled bath, separate walk-in shower, single wash hand basin, WC, heated towel rail, window to front.

Bedroom 3

3.04m x 4m (10' 0" x 13' 1") double bedroom, window to front, multiple socket, radiator.

En-Suite

2.3m x 0.9m (7' 7" x 2' 11") with space for WC, single wash hand basin, walk-in shower.

Bedroom 4

3.4m x 4m (11' 2" x 13' 1") double bedroom, window to rear, multiple sockets, radiator.

SECOND FLOOR

Attic Room

10.3m x 4.4m (33' 10" x 14' 5") with potential for additional bedroom space, home office/study/play room/cinema room with 4 x Velux rooflights over, multiple sockets, radiator.

EXTERNALLY

To Front



The property is approached via the adjoining estate road into a walled front garden with tarmac driveway and side



area laid to lawn with planning permission for the erection of a detached garage.

(Please note that the approved garage measures 6.3m x 4.6m with up and over door, side windows and pedestrian door).

To Rear



Extending rear garden predominantly laid to lawn with rear patio areas from the rear entrance covered hallway.

TENURE

The property is of Freehold Tenure.

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.

Services

We are advised the property benefits from mains water, electricity and drainage. Air source central heating.

Council Tax banding to be confirmed.

Directions

From North Road, Cardigan heading out of the town centre proceed towards Gwbert on the B4548 adjoining the Cardigan Bowls Club and Rugby Club and proceed along Gwbert Road for approximately ½ mile travelling through the mini roundabout and after passing a straight of large houses on your right hand side there is a sign post turning to Ferwig, take the right hand exit here and after some 100 yards the entrance to Llwynpia is on your right hand side. Enter the estate road and bear right and the entrance to the new homes is immediately in front of you.



Pond

GWBERT ROAD

BM 39.32m

PLOT 6
FFL 38.750

PLOT 5
FFL 38.250

PLOT 4
FFL 38.250

PLOT 3
FFL 37.500

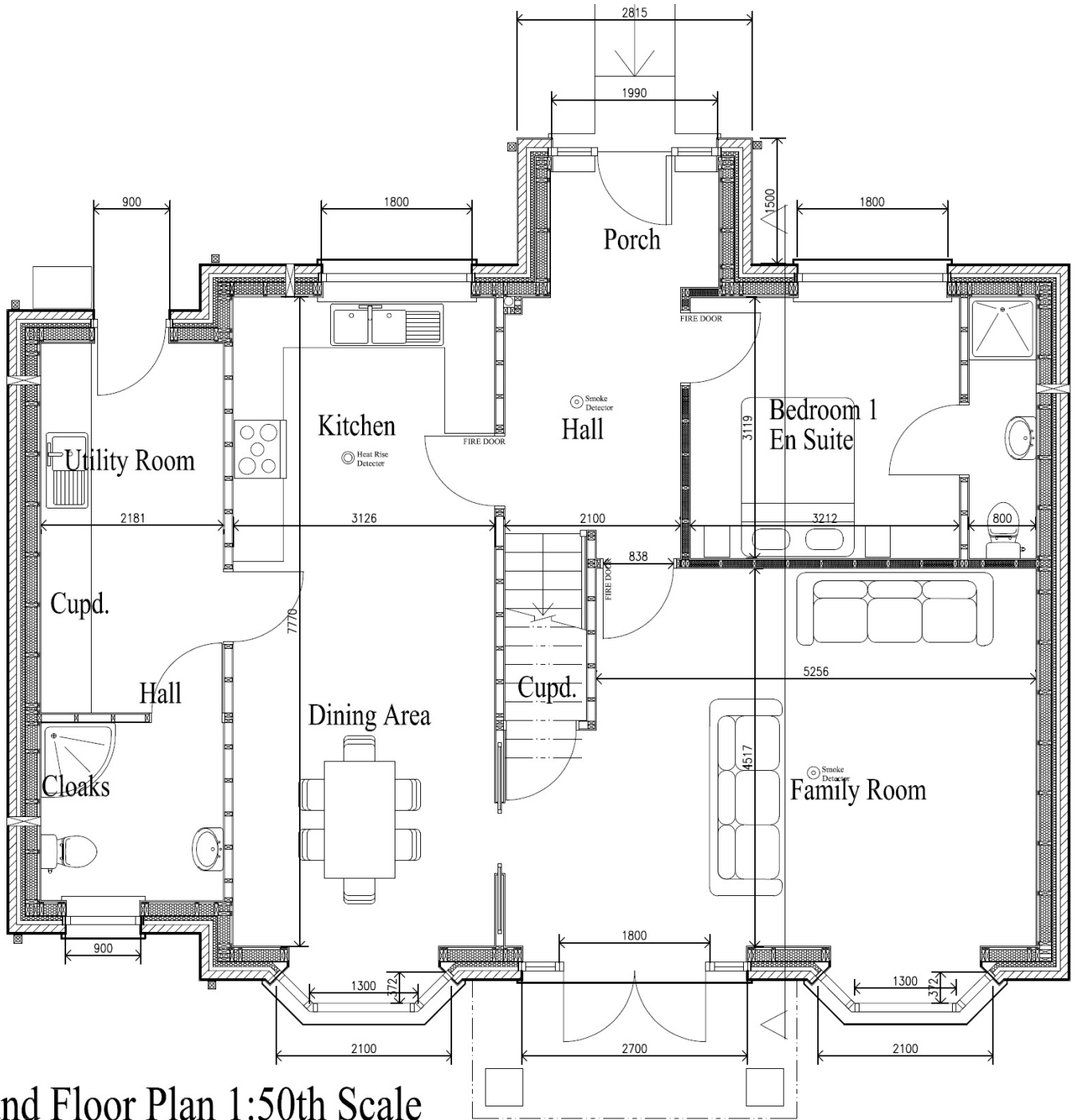
PLOT 2
FFL 38.000

PLOT 1
FFL 37.500

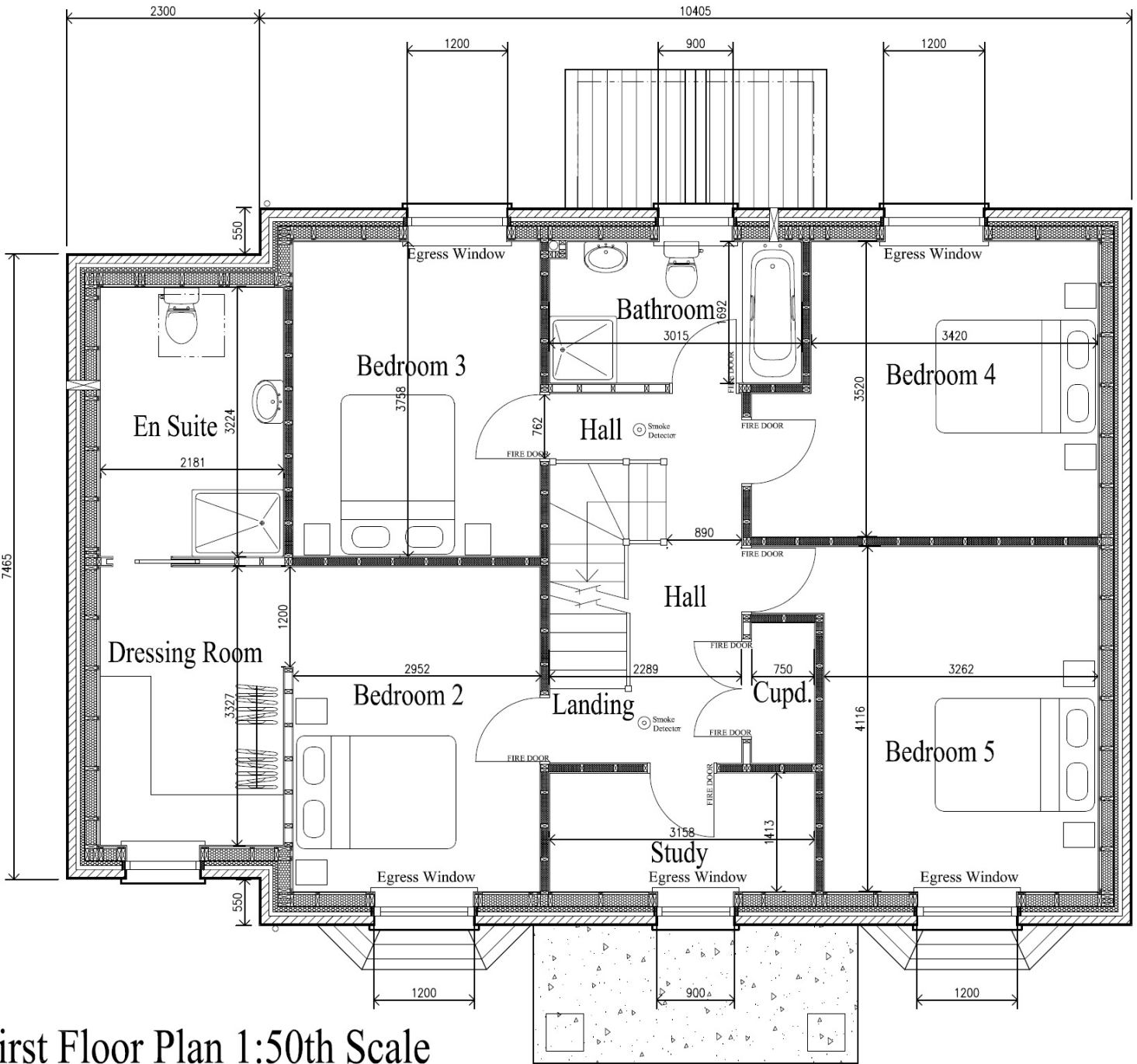
Line of Dwr Cymru 6m
wide Exclusion Zone

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wide Exclusion Zone

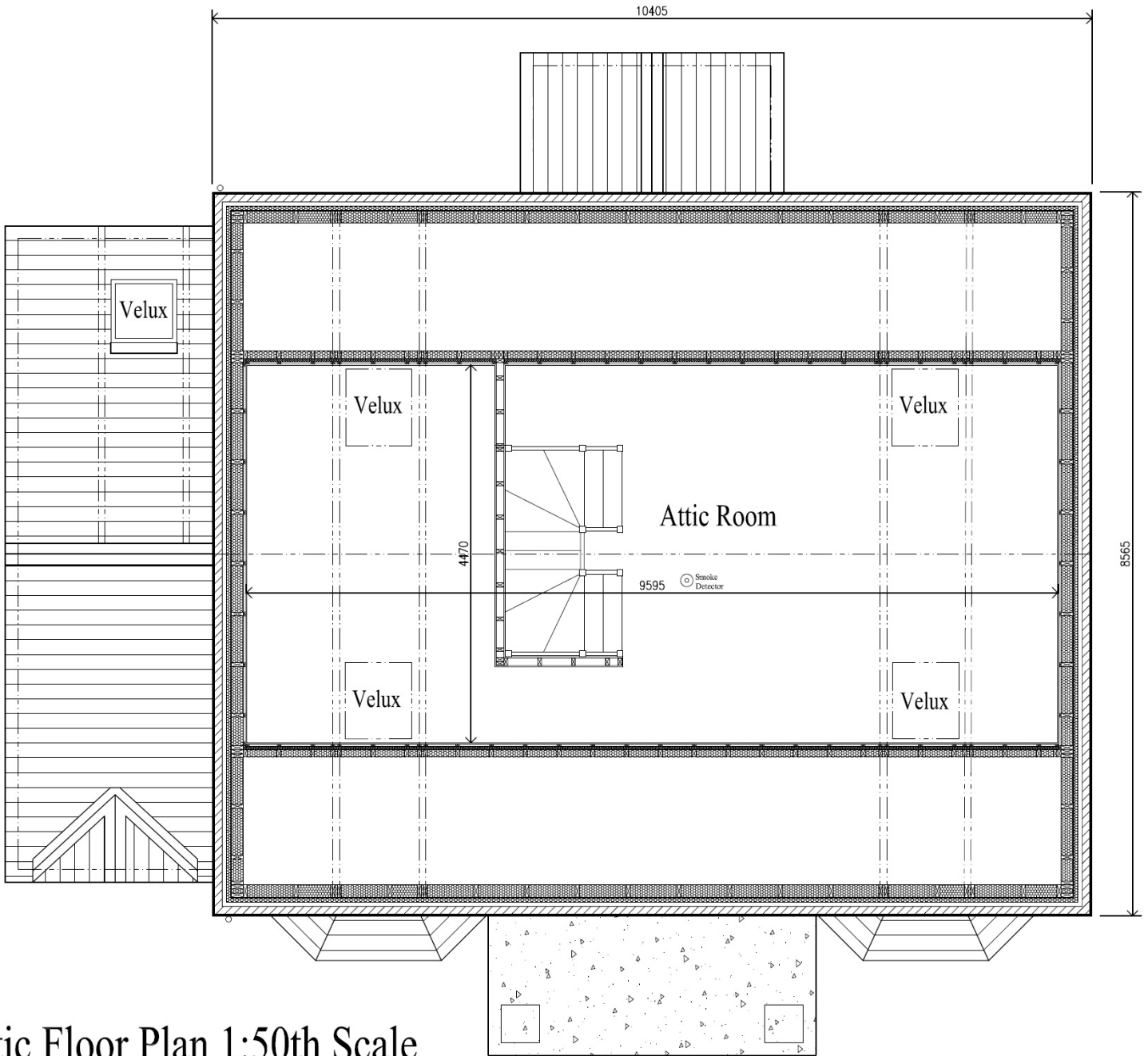




Ground Floor Plan 1:50th Scale



First Floor Plan 1:50th Scale



Attic Floor Plan 1:50th Scale