

*Exceptional and luxurious 3/4 bed family home with outstanding countryside outlook. Close to Aberystwyth and Machynlleth. Cardigan Bay. West Wales.*



Plot 3, Terrace Row, Taliesin, Machynlleth, Ceredigion. SY20 8JN.

**£439,950**

**R/5186/RD**

\*\* Exceptional build quality and presentation \*\* Luxurious fixtures and fittings \*\* Excellent craftsmanship \*\* Constructed by renowned local developer \*\* South facing garden and patio area \*\* Private parking \*\* Spacious standard of living accommodation \*\* Feature master bedroom suite with walk-in wardrobe \*\* No expense spared and well planned layout \*\* 5 minutes drive to sandy beaches at Ynys Las and Borth \*\* High specification bathrooms \*\* Custom made Symphony kitchen \*\* One of the finest new build homes erected in recent times within the Aberystwyth area \*\*

The property is situated within the village of Taliesin being some 15 minutes drive north of the university town of Aberystwyth with its comprehensive range of shopping and schooling facilities, regional hospital, university, National Library, Network Rail connections, employment opportunities and providing access to the Cardigan Bay coastline and the All Wales Coastal Path. The renowned sandy beaches of Ynys Las and Borth and nearby RSPB nature reserves are all within 5 minutes drive of the property.



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## GENERAL

An exceptional new build property situated in a peaceful location along the Cardigan Bay coastline with outstanding countryside and mountain views. South facing aspect to the feature rear garden and patio area.

Open plan kitchen and living space with feature bi-fold doors provides a wonderful connection between the natural environment and the high quality living space within the property.

The property boasts 3 separate bathrooms and high quality luxurious fixtures and fittings with no expense spared.

The quality of the craftsmanship and workmanship of the developer is obvious throughout with thoughtful care and attention to detail evident in every corner of the house.

One of the finest new 4 bedroom homes to come onto the market in recent times.

The accommodation provides more particularly as follows:

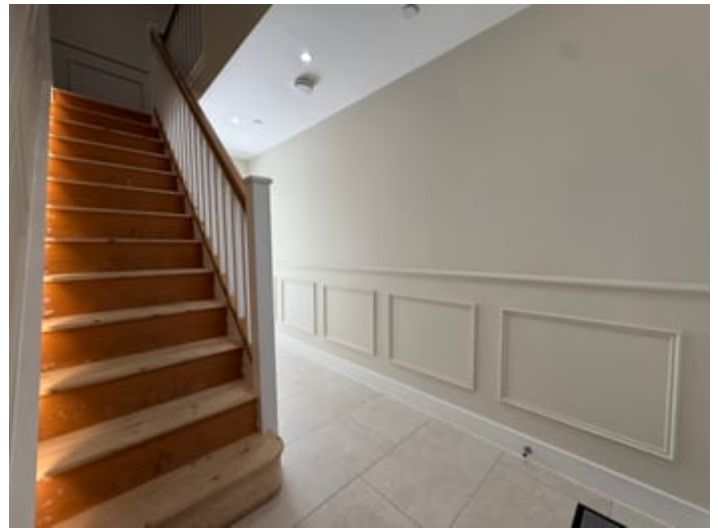
### To Front



Accessed via custom made larch porch with flagstone flooring leading into:

## GROUND FLOOR

### Reception Hallway



13' 6" x 6' 2" (4.11m x 1.88m) accessed via composite door, feature panelling to walls, tiled flooring.

### Bedroom 1

11' 6" x 13' 6" (3.51m x 4.11m) double bedroom with window to front, wood effect flooring, multiple sockets, TV point.





### Open Plan Kitchen, Dining and Snug Area

13' 5" x 16' 2" (4.09m x 4.93m) luxurious custom made Symphony kitchen with quartz work surfaces and drainer, 1½ sink with mixer tap, window to garden, fitted dishwasher, separate fitted fridge and freezer, Flavel electric cooking range with extractor over, tiled flooring, kitchen island with quartz surfacing wrapping around the whole island, space for seating, plinth spotlights. Dining area with space for 8+ persons table, feature 8'7" bi-fold door to south/west facing garden and patio area, feature panelling to walls, understairs cupboard, TV point, space for seating.





### Sitting Room/Play Room

8' 3" x 13' 5" (2.51m x 4.09m) with wood effect flooring window to front, multiple sockets, Tv point.



### Side Entrance Hallway



13' 2" x 5' 4" (4.01m x 1.63m) with external glass door to side footpath, tiled flooring, fitted cupboards with heating control system and hot water cylinder.

### Shower Room

4' 9" x 12' 6" (1.45m x 3.81m) with 4'9" walk-in shower with sliding glass panel door and waterfall head, single wash hand basin on vanity unit, heated towel rail, WC, panelling to walls.





### Utility Room

10' 2" x 12' 7" (3.10m x 3.84m) with an extensive range of high quality base units, washing machine connection point, sink and drainer with mixer tap, front window, tiled flooring, spotlights to ceiling.



## FIRST FLOOR

### Landing

With access to loft, airing cupboard with radiator and slatted shelving.



### Front Bedroom 2

11' 6" x 12' 7" (3.51m x 3.84m) double bedroom, window to front, multiple sockets, radiator, fitted cupboards with rails and slatted shelving.





### Rear Bedroom 3

12' 1" x 11' 3" (3.68m x 3.43m) double bedroom, window to rear with views over the garden and overlooking countryside, multiple sockets, radiator, fitted cupboards with railings and slatted shelving, TV point.



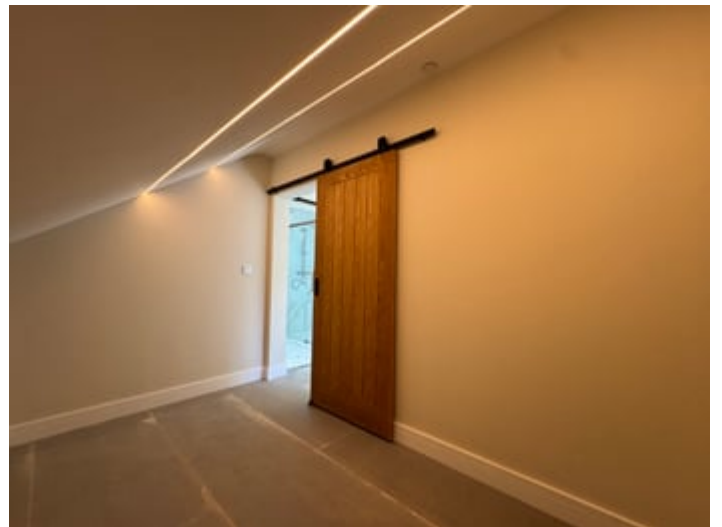
### Master Bedroom

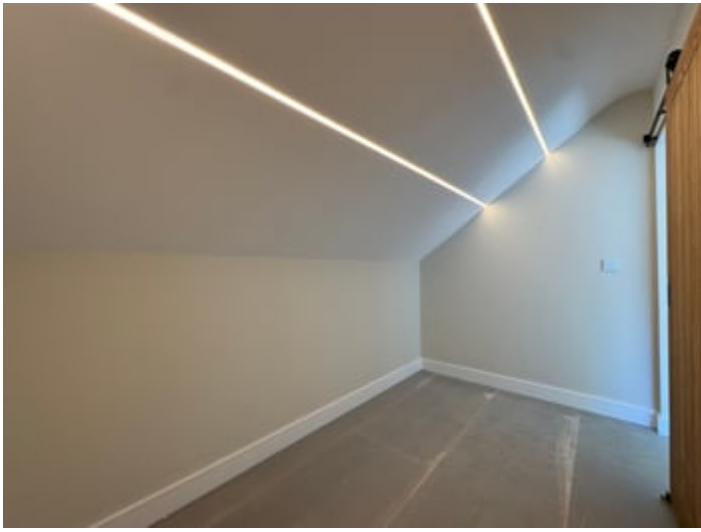
13' 7" x 15' 1" (4.14m x 4.60m) luxurious master bedroom suite with feature panelling to walls with attractive wall lights, rear window with countryside and garden views, radiator.



**Walk-In Wardrobe**

10' 2" x 6' 1" (3.10m x 1.85m) with feature LED lighting, multiple sockets.





### En-Suite

4' 8" x 12' 9" (1.42m x 3.89m) with 4'8" walk-in shower with sliding glass panel doors, waterfall head, single wash hand basin on vanity unit, WC, heated towel rail, Velux rooflight over, tiled walls and flooring, spotlights to ceiling.



### Family Bathroom

21' 7" x 8' 2" (6.58m x 2.49m) a notable feature of the property with luxurious fixtures and fittings with feature slipper bath with Velux rooflight over, his and hers single wash hand basin on vanity units, WC, 1200mm walk-in shower with side glass panel with waterfall head, spotlights to ceiling, tiled walls and flooring.





## EXTERNALLY

### To Front

The property is approached from the adjoining county road into a gravelled forecourt with feature wood panelling to boundaries with downlighters and connection in place for EV car charging point. Upper garden area laid to lawn, connecting footpaths leading through to:



### Rear Garden Area

With extending south facing patio area from the kitchen and dining space. Garden predominately laid to lawn with 6' panel fencing, currently enjoying a wonderful outlook over the adjoining countryside.



### **Garden Outbuilding**

3.6m x 2.4m (11' 10" x 7' 10") insulated timber frame construction with electric connection providing useful garden storage space but also potential for office/work space for those wanting to work from home.



### **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](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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.

### **Services**

The property benefits from mains water, electricity and drainage. Air source central heating.

Tenure - we understand the property to be freehold.

Council tax authority - Ceredigion County Council.

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**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

From Aberystwyth head north on the A487 travelling through Bow Street and Talybont and on entering Taliesin take the second left hand turning proceeding down hill and Plot 3 is located on the left 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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