

*New 2 bedroom affordable home! Sought after development Nr. Llandysul/Newcastle Emlyn,
West Wales.*



Gartholwg 24 Caerwgan, Aberbanc, Llandysul, Ceredigion. SA44 5NQ.

£175,000

Ref R/5003/ID

**** Attention first time buyers! ** NEW AFFORDABLE HOME! ** 2 Bed Semi-Detached Bungalow ** Sought after development ** Equidistant Llandysul/Newcastle Emlyn ** Stunning finish ** High quality fixtures and fittings throughout ** Low cost, high energy efficiency ** Award winning development site ** MUST BE VIEWED TO BE APPRECIATED ****

The accommodation provides - Entrance hall, lounge, kitchen/dining room, bathroom and 2 double bedrooms.

The property is located on an exclusive award winning development in Aberbanc, near the market towns of Newcastle Emlyn and Llandysul which offer a range of facilities and services including new community primary and secondary schools, bars, restaurants and local retail facilities. Carmarthen and the M4 is some 30 minutes drive further to the south-east.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

General

This Award winning development (2016 LABC Wales Site Manager of the Year Runner Up Development of the Year) is located on the edge of the picturesque settlement of Aberbanc, located on the edge of the Teifi Valley.

The dwelling sits in an elevated position with views towards neighbouring countryside with private rear garden.

The properties have been completed to the highest order, having low running costs and being most energy efficient.

All interested parties must comply with Ceredigion County Council's affordable home qualifying criteria, further details available by contacting our office on 01545571600.

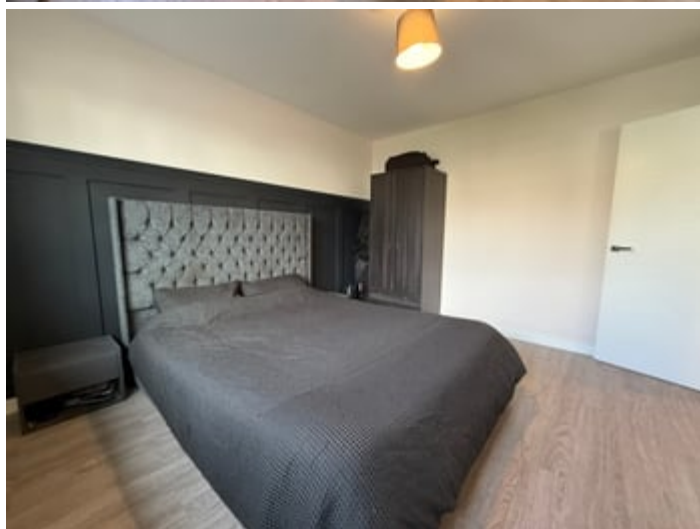
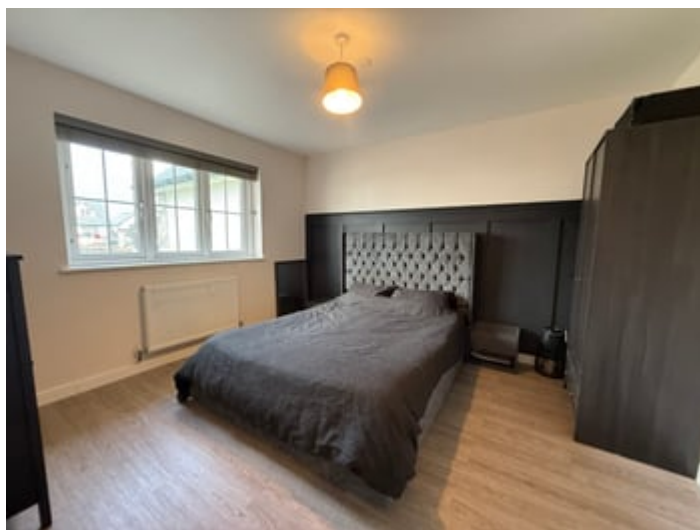
Entrance Hallway

via glass panel composite door into a warm and inviting Hallway with access into:



Bedroom 1

6m x 3.95m (19' 8" x 13' 0") Double bedroom, window to front, multiple sockets, TV point.



Bedroom 2

3.71m x 3.9m (12' 2" x 12' 10") Double bedroom, window to front, multiple sockets, TV point.



Bathroom

A modern 3 piece suite comprising of a panelled bath with shower above, gloss white vanity unit with inset wash hand basin, concealed WC, luminous mirror.



Lounge

4.5m x 4m (14' 9" x 13' 1") A good sized living room with rear window overlooking garden, multiple sockets, TV point.



Kitchen/Dining Room

4.3m x 3.3m (14' 1" x 10' 10") A range of modern base and wall units, complimentary working surfaces above, fitted oven and grill, induction hobs with extractor over, sink and drainer with window overlooking garden, side composite door to garden, multiple sockets.



EXTERNALLY

To Front

The property is approached from the estate road into a private tarmacadam driveway with part front lawn and side footpath leading to:



Rear Garden

Enclosed by 6' panel fence, laid to lawn and patio area laid to slabs.





MONEY LAUNDERING

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 ARRANGEMENTS

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'.

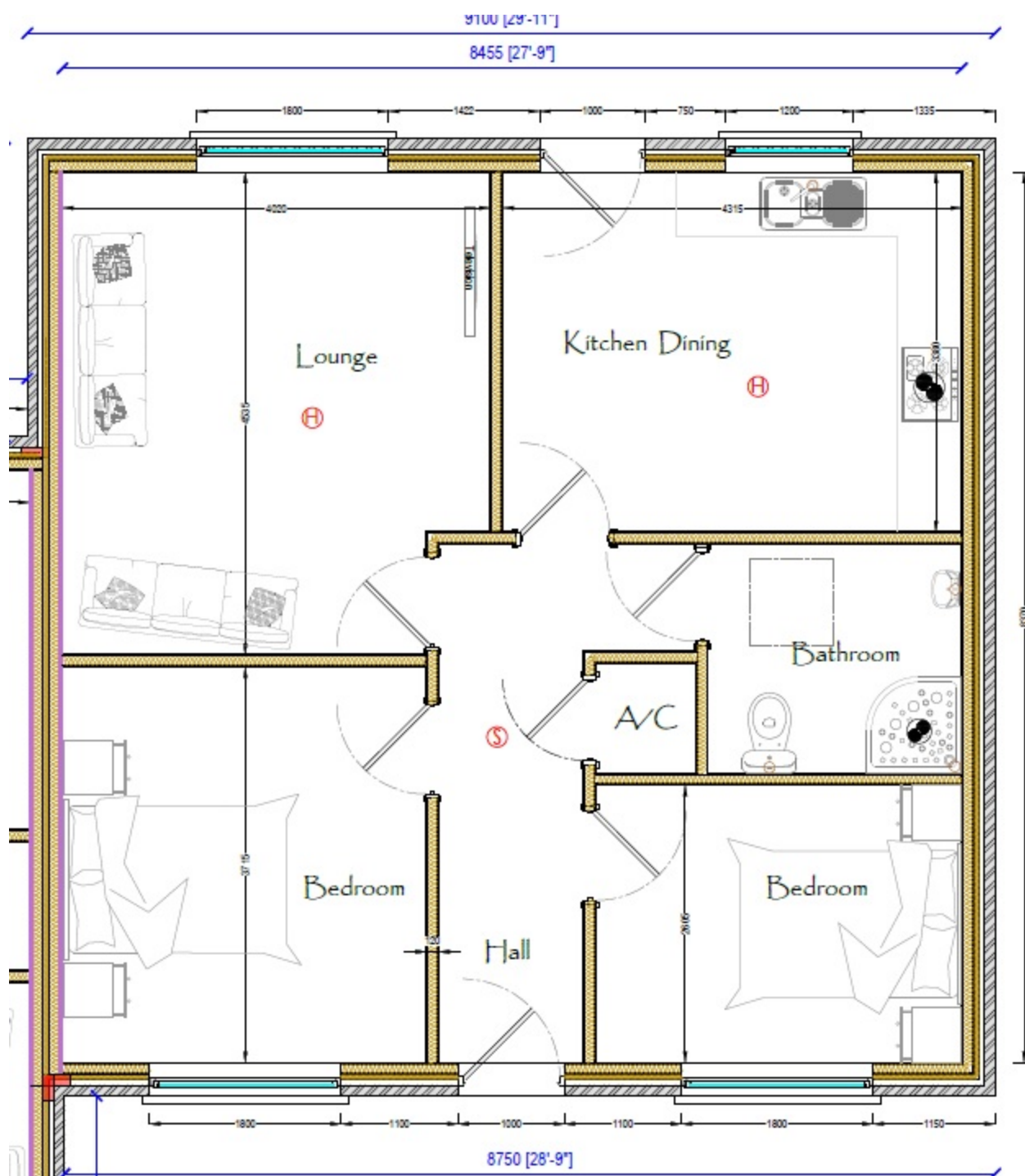
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

Tenure The property is presumed to be freehold.

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

Council Tax Band: C (Ceredigion County Council).



MATERIAL INFORMATION

Council Tax: Band C

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.

EPC Rating: B (85)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

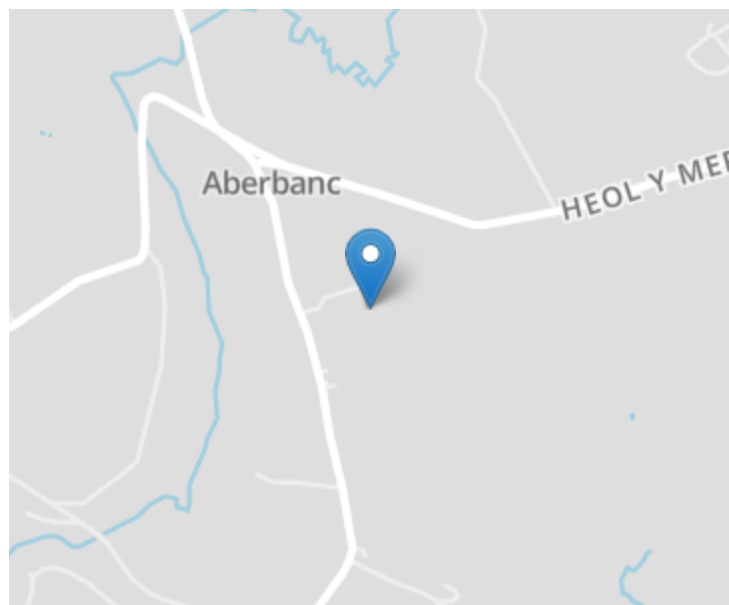
Any risk of coastal erosion? No

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 Llandysul heading north on the A486 proceed on the town bypass through the first roundabout signposted New Quay (past Gwasg Gomer). Proceed into the village of Horeb. Take the first left hand crossroads along the A475, proceeding through the village of Penrhiwllan onto the settlement of Aberbanc, taking the first left up the hill signposted Henllan. Bear left after the former primary school and Cae Rwgan is located on the left hand side. On entering the development proceed through the first phase and into the second phase bearing right and phase 3 is located immediately in front of you. The property is the second cluster on the right hand side.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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