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**RICS**



Since 1989

*Attention 1st time buyers. Spacious 3 Bedroom Semi-detached home. Sought after development.  
Aberbanc. Nr. Newcastle Emlyn/Llandysul. West Wales.*



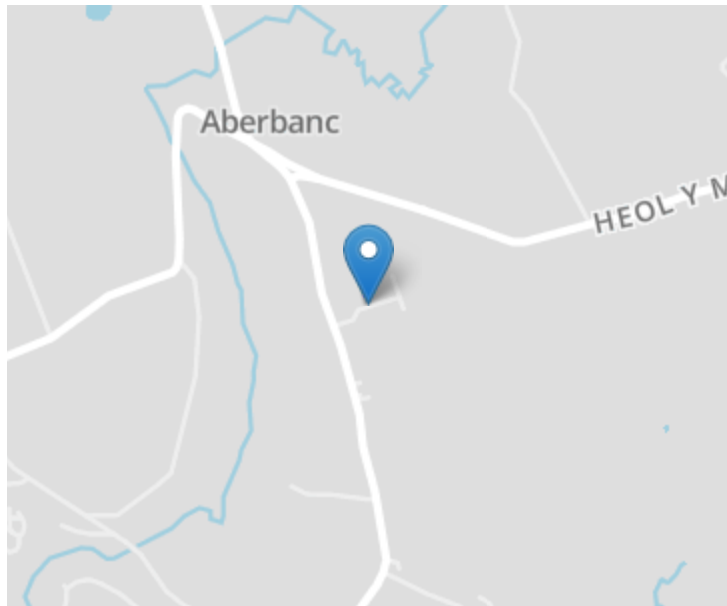
**5 Caerwgan, Aberbanc, Newcastle Emlyn, Ceredigion. SA44 5NQ.**

**R/3540/RD**

**£196,000**

**\*\* ATTENTION 1ST TIME BUYERS \*\* Luxurious and spacious 3 Bedroom Affordable Home \*\* High quality fixtures and fittings throughout \*\* Energy efficient with low running costs \*\* Private Garage \*\* Off-road parking \*\* Sought after development \*\* Private rear Garden \*\* Refurbished Bathroom \*\* Modern Kitchen \*\* AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the exclusive award winning development of Cae Rwgan at Aberbanc near the market towns of Newcastle Emlyn and Llandysul. Both towns offer a wide range of facilities and services including 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. The Cardigan Bay coastline is some 20 minutes drive to the west.



## General

A high quality, spacious 3 Bedroom Semi-detached home built to the highest order by an award winning developer.

Luxurious kitchen, bathrooms and family living space with good sized private rear Garden. The property is sympathetically decorated benefitting from open plan living and Kitchen space with 3 large Bedrooms and Bathroom to the 1st Floor.

Please note that the Bathroom has recently been refurbished.

Future purchasers would need to comply with Ceredigion County Council Affordable Home qualification criteria, details of which are available at the Estate Agents office.

Ideal for 1st time buyers or for those looking to downsize.

A wonderful opportunity.

## Ground Floor

### Entrance Hallway



6' 4" x 4' 6" (1.93m x 1.37m) via a glass panel composite door, oak effect flooring, electric socket, door into:

### Lounge





15' 8" x 14' 8" (4.78m x 4.47m) A large family living room with feature bay window to front, oak effect flooring, multiple sockets, TV point, open plan into:

### **Kitchen/Dining Room**

9' 4" x 18' 8" (2.84m x 5.69m) with a modern range of cream base and wall units with wood effect worktop, Hotpoint oven and grill with electric hobs and extractor over, stainless steel sink and drainer with mixer tap and rear window overlooking Garden, fitted fridge/freezer, fitted dishwasher, tiled splashback, tiled flooring.

Dining space with room for 4+ persons table, patio doors to Garden, multiple sockets.



## Utility Room

7' 1" x 6' 2" (2.16m x 1.88m) with a side entrance door to Garden, base units with washing machine connection, stainless steel sink with mixer tap, tiled flooring, connecting door into:

## WC

3' 10" x 6' 7" (1.17m x 2.01m) WC, single wash hand basin on vanity unit, side window, tiled flooring.



## Integral Garage

16' 5" x 9' 8" (5.00m x 2.95m) with electric up and over door, multiple sockets, concrete base.



## First floor

## Landing



with access to loft.

## Bathroom

6' 3" x 8' 2" (1.91m x 2.49m) Fully refurbished Bathroom with panelled white bath with shower over, combined WC and single wash hand basin, vanity unit, fully tiled walls and flooring, heated towel rail, side window.



**Rear Bedroom 1**

12' 8" x 11' 9" (3.86m x 3.58m) Double Bedroom, rear window overlooking Garden, multiple sockets, radiator, TV point.

**Front Bedroom 2**

8' 5" x 11' 2" (2.57m x 3.40m) Double Bedroom, window to front with distant countryside views, multiple sockets, radiator, TV point.

**Front Bedroom 3**

7' 8" x 10' 2" (2.34m x 3.10m) Single Bedroom, airing cupboard, multiple sockets, radiator, window to front.

**External**

## To Front



The property is approached from the adopted estate road into a private tarmacadam driveway with space for 3 cars to park and allowing access to the garage with side footpath leading through to the:

## Garden

### Rear Garden

A private rear Garden space with high level borders, extended patio area from the Dining Room and the Garden is predominantly laid to lawn. and:



## Outbuilding

12' 7" x 6' 5" (3.84m x 1.96m) of block construction under a slate roof with uPVC door to front and side window.

## 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. New Air Source heating system.

The property is presumed to be freehold.

Council Tax - Band E.

## 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 1st left hand crossroads along the A475, proceeding into the village of Penrhiwllan onto the settlement of Aberbanc taking the first left uphill signposted Henllan. Bear left after the former primary school and Cae Rwgan is located on the left hand side. Proceed into this site bearing left and the property is within the 1st immediate cul-de-sac on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 