

*Exclusive new development for select houses. Near Newcastle Emlyn/Llandysul. West Wales.*



**3 Cae Crug Pentigili, Penrhiwllan, Llandysul, Ceredigion. SA44 5NT.**

**£460,000**

**R/3794/RD**

**\*\* Exclusive development \*\* Luxury Living! \*\* Sought after location \*\* Renowned local developer \*\* 4 bed family home \*\* High specification \*\* Low running costs \*\* Spacious plot \*\* Central and popular village location \*\* Private off-road parking \*\* Large Spacious garden \*\* Air source heating \*\* 15 minutes to Cardigan Bay\*\***

**\*\* AN OPPORTUNITY TO SECURE A LUXURY HOME AND AN OPPORTUNITY NOT BE MISSED WITHIN THIS SELECT DEVELOPMENT \*\***

The new homes are located within the popular rural village of Penrhiwllan conveniently positioned between the market towns of Llandysul and Newcastle Emlyn. The village offers a good level of local amenities including a village shop, active community hall, popular public house and restaurant, places of worship and is close by to Ysgol Bro Teifi school which caters for primary and secondary education needs. Nearby Llandysul and Newcastle Emlyn offer traditional high street offerings including pharmacy, mini supermarkets, local cafes, bars, restaurants, leisure facilities, good public transport connectivity. Carmarthen with its M4 and rail connections, regional hospital and university is within 30 minutes drive of the development site.



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## GENERAL

Moelfre Homes are a reputable local developer, well known for providing high specification quality homes through the West Wales region.

The properties will be highly efficient with low running costs.

The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation.

The properties will be run by an efficient air source heating system which provides underfloor heating on the ground floor and radiator system on the 1st floor.

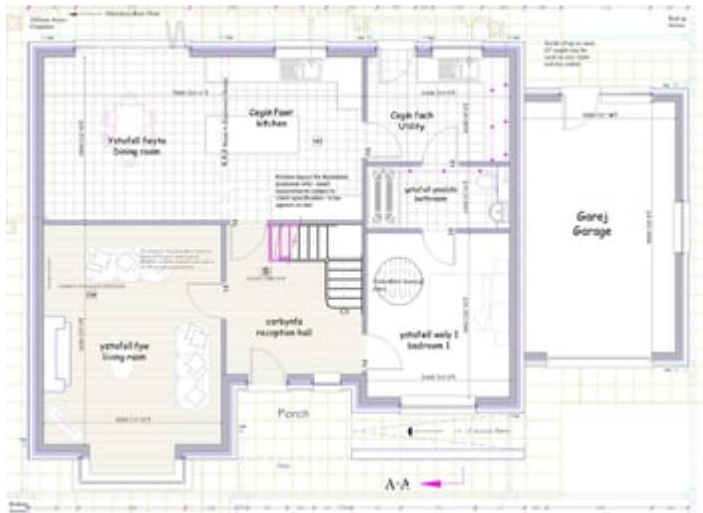
Plots 2,3 & 4 offer garage facilities with every house also enjoying off-road private parking.

A truly exceptional development site which will be sought after, those interested must be secure their position asap.

Plot 3 is less than 4 weeks away from completion!!

## ACCOMMODATION

### GROUND FLOOR

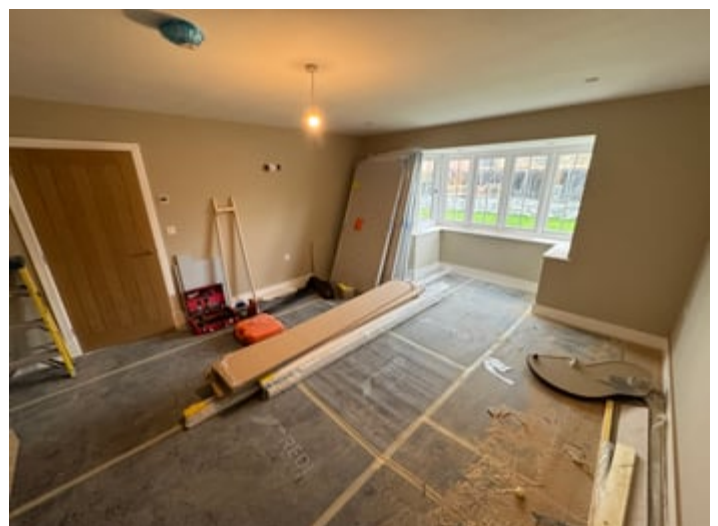


### Entrance Hallway



10' 9" x 10' 9" (3.28m x 3.28m) accessed via composite door with side window to front, stairs to 1st floor, Velux rooflight over allowing excellent natural light.

### Lounge



14' 5" x 19' 7" (4.39m x 5.97m) (into bay window) a large family living room with feature bay window to front allowing excellent natural light and potential window seating area, multiple sockets, TV point.



## Kitchen











## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**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

From Llandysul head north on the A486 signposted New Quay up the Llandysul by-pass. At the roundabout with Gomer Press continue north on the A486 to the village of Horeb. At the crossroads take the left hand exit onto the A475 signposted Newcastle Emlyn and Cardigan and continue along this road for approximately 2 miles until you reach the village of Penrhiwllan. On entering the village you will note The Daffodil public house on your left hand side with the village shop opposite. Take the right hand exit at this junction and the entrance to the estate is located some 50 yards up 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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