

Luxurious NEW HOMES DEVELOPMENT - 2
bed end-terraced Affordable Home in sought
after village location. Near New Quay and
Aberaeron. Cardigan Bay - West Wales.

**MORGAN
& DAVIES**

morgananddavies.co.uk

THE BLYTH PLOT 15
AFFORDABLE HOME,
CAEAU GWYNFRYN,
LLANARTH, CEREDIGION
SA47 0PA

£143,500

REF: Ref R/4665/RD



Image Caption

**THE BLYTH PLOT 15 AFFORDABLE HOME,
CAEAU GWYNFRYN,
LLANARTH,
CEREDIGION,
SA47 0PA**

£143,500

Llanarth Near New Quay & Aberaeron
Luxurious New Homes Development
2 Bed semi detached home AFFORDABLE HOME
Highly efficient , low running cost property
Walking distance to village amenities
EARLY RESERVATIONS RECOMMENDED

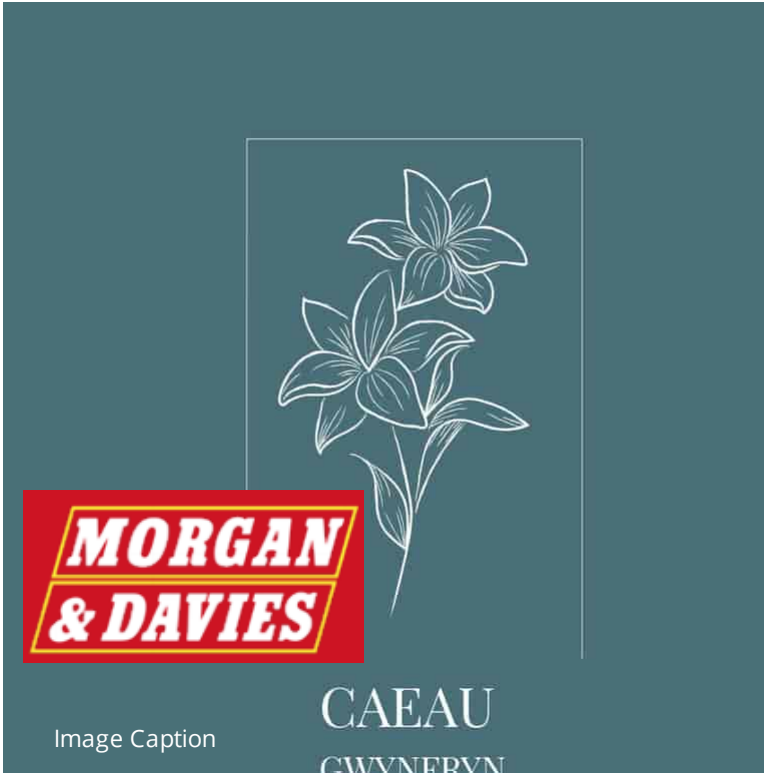
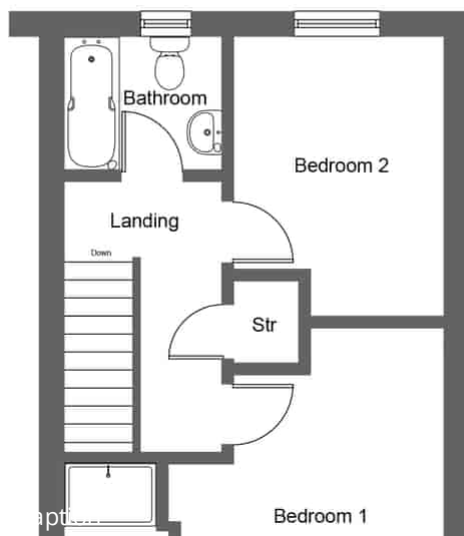


Image Caption



****AFFORDABLE HOME****Brand new 2 bed end-terraced home** Highly efficient homes with low running costs** Private off-road parking or garage (where applicable)** Finished to high specification**Secure yours early for an opportunity to select your own kitchen, bathrooms and flooring!**Walking distance to village amenities** 3 miles from Cardigan Bay Coastline – New Quay & Aberaeron**Renowned & highly reputable local developer**Help To Buy Available on selected homes**Early reservations recommended** Exceptional build standard** Well thought out internal layouts** Wonderful woodland setting & landscape** Solar panels & air source heating** Electric car charging points**

****THESE WON'T BE AROUND LONG!!****



(TYPE HERE)

(TYPE HERE)

(TYPE HERE)



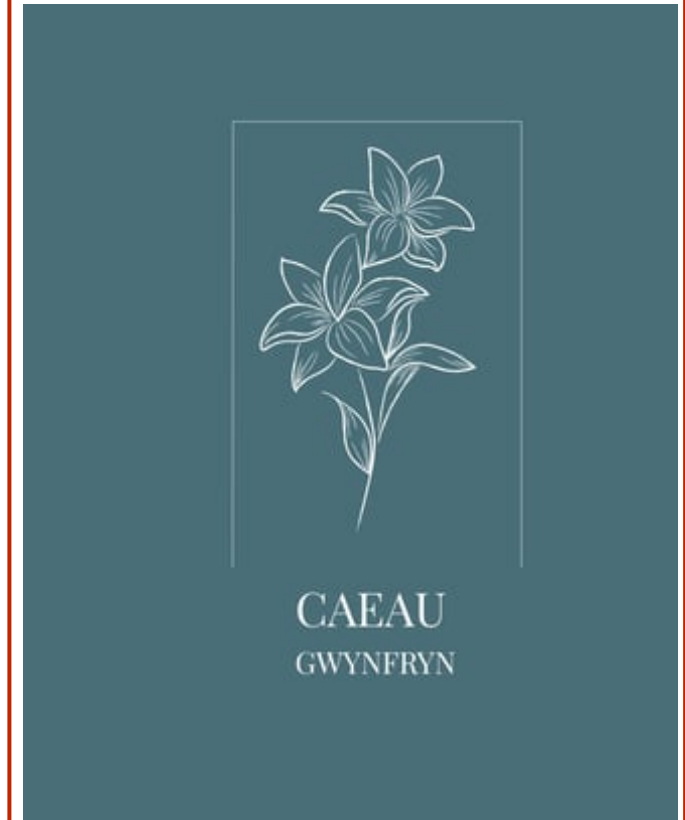
(TYPE HERE)

(TYPE HERE)

(TYPE HERE)



OBSIDIAN HOMES

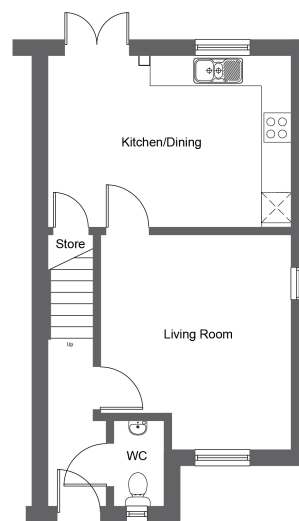


Obsidian Property Developments is a progressive, innovative developer whose three founders have a combined total of more than seven decades' experience in the property industry. We place an emphasis on integrity and excellence and are committed to creating distinctive, high-quality homes that are a joy to live in.

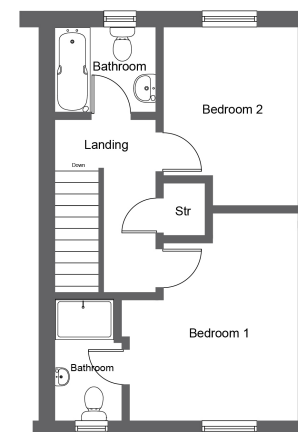
We have created a friendly, fun, thriving and effective work environment for our trusted team, who work with determination and attention to detail to deliver excellence for our discerning purchasers. We do this at affordable prices, always striving to understand our clients' needs, and we take huge pride in handing over the keys to the excited buyers on completion.



From Aberaeron the property is best approached by taking the main A487 coast road South West towards Cardigan. After some 4 miles having proceeded through the villages of Ffossyffin, Llwynceilyn you will reach the village of Llanarth. Drive through the village, up hill. Just opposite The Llanina Arms Hotel, turn left by the primary school and Caeau Gwynfryn Development will be located opposite.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Tenure

Freehold

Services

Mains electricity, water and drainage. Air source heating. Solar Panels to roof.

Car charging point.

**THE BLYTH PLOT 15 AFFORDABLE HOME,
CAEAU GWYNFRYN,
LLANARTH,
CEREDIGION,
SA47 0PA**

£143,500

For further information or to arrange a viewing on this beautiful property, contact us:

T: 01545 571 600

F: 01545 571 770

aberaeron@morgananddavies.co.uk

morgananddavies.co.uk

