

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



**Dolwar 2 Cae Crug, Penrhiwllan, Llandysul, Ceredigion. SA44 5NT.**

**£465,000**

**R/3793/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.

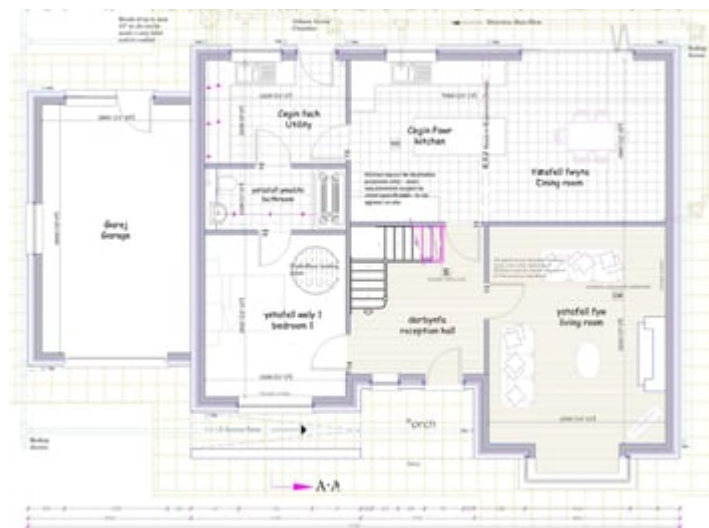
Plots 2,3 & 4 offer garage facilities but every house enjoys off-road private parking.

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

The new homes will be ready in early 2024.

## 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

24' 11" x 12' 10" (7.59m x 3.91m) open plan kitchen and living space, dual aspect patio and bi-fold doors to gardens, space for high quality range of base and wall units, potential for those hoping to secure the houses early to design their own kitchen space with a range of options for integral appliances, various flooring options available, space for dining table and seating area, window overlooking garden, multiple sockets, TV point.

### Utility Room

11' 1" x 8' 6" (3.38m x 2.59m) with a range of base and wall units, plumbing for washing machine, sink and drainer, different flooring options available, rear window and glass panel door to garden.

### Bedroom 1/Study/Play Room

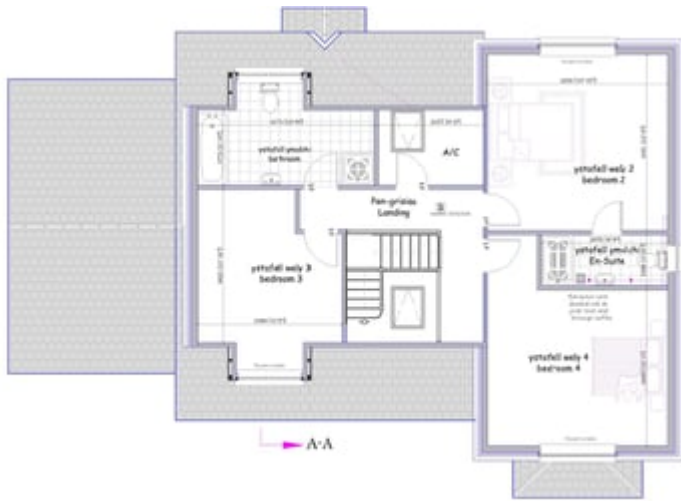
11' 5" x 12' 7" (3.48m x 3.84m) double bedroom, window to front, multiple sockets, TV point, connecting door into:

### En-Suite

4' 5" x 11' 6" (1.35m x 3.51m) a useful and high quality facility with 4'8" walk-in shower option, WC, single wash hand basin, heated towel rail and connecting door into utility room.

## FIRST FLOOR

## FIRST FLOOR



### Landing

via staircase with Velux rooflight over and space for walk-in cupboard.

### Bedroom 2

13' 11" x 13' 8" (4.24m x 4.17m) double bedroom with window overlooking garden, radiator, multiple sockets.

### En-Suite

9' 9" x 3' 11" (2.97m x 1.19m) 9' 9" x 3' 11" (2.97m x 1.19m) with space for a walk-in shower, WC, single wash hand basin, heated towel rail, side window.

### Bedroom 3

11' 11" x 11' 2" (3.63m x 3.40m) double bedroom, window to front, multiple sockets, radiator.

### Bathroom/En-Suite

13' 8" x 5' 11" (4.17m x 1.80m) space for separate freestanding shower and bath, WC, single wash hand basin, heated towel rail, rear window.

### Bedroom 4

12' 1" x 13' 11" (3.68m x 4.24m) double bedroom, window to front, multiple sockets, radiator.

## EXTERNAL

### To Front

The property is approached via the estate road into a private tarmacadam forecourt with space for 3+ vehicles to park and side footpath leading through to:







### To Rear

Large rear garden predominantly laid to lawn with secure fenced boundaries being a notable feature of these house types.



### Integral Garage

11' 0" x 19' 8" (3.35m x 5.99m) with up and over door to front, side window, rear pedestrian door, window to garden, multiple sockets.

### Services

We are advised the properties will benefit from mains water, electricity and drainage. Air source central heating.







SIA FIG B.1 COMPLIANCE  
ACHIEVED - LOCALISED  
REDUCTION OF EASEMENT  
REQUIRED - TO BE CONFIRMED  
WITH DCWW





### 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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