

**LUXURIOUS NEW HOMES DEVELOPMENT 4 BED DETACHED HOUSE IN SOUGHT AFTER LOCATION
NEAR CARMARTHEN TOWN CENTRE AND WEST WALES GENERAL HOSPITAL, CARMARTHEN – WEST
WALES**



**Plot 5 at Pantglas, Bronwydd Road, Carmarthen, Carmarthenshire. SA31
2AY.**

£630,000

R/4708/RD

**** Brand new 4 bed detached home ** Highly efficient homes with low running costs ** Private off-road parking and garage **
Finished to high specification ** Secure yours early for an opportunity to select your own kitchen, bathrooms and flooring! **
Walking distance to town amenities ** Award-winning & highly reputable local developer ** Early reservations recommended **
Over 50% of the properties on site already sold ** Exceptional build standard ** Well thought out and flexible internal layouts **
Landscaped gardens ** Solar panels & air source heating ** Electric car charging points ****

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



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

Cartrefi Moelfre Homes

Since their formation in 1996 the family run company has continued to develop and evolve into one of South West Wales' premium housing developers. With projects in Carmarthenshire, Pembrokeshire & Ceredigion, Cartrefi Moelfre Homes is known for its bespoke build luxury homes which are tailored to each client.

Going above and beyond all expectations, and never compromising on craftsmanship, they offer a complete in-house development service tailored to suit each individual client from the building, fixtures and fittings to decoration and landscaping.

With regular nominations for building quality awards within Carmarthenshire, Ceredigion, Wales and the UK, the company's constant aim is to maintain and improve standards whenever possible, thus ensuring the highest quality service and satisfaction for all clients.

Their latest development at Pantglas, Carmarthen offers individually designed executive living in a highly sought after location.

LOCATION

These new homes are situated on the outskirts of the popular market town of Carmarthen, strategically positioned close to the A40 trunk road. Carmarthen offers a wealth of amenities, high street shops and services ideal for those seeking to live in a town with all their facilities within walking distance, primary and secondary schools, Glangwili General Hospital and industrial estates. The town also boasts excellent travel

connections with a train and bus station.

BUILD SPECIFICATION

KITCHEN

A comprehensive range of high quality Symphony brand cabinets available including Shaker and Inline within the agreed PC sum.

Possible upgrade design choices included on appliances, worktops, door colour and styles. As standard each kitchen will include: Ceramic hob, electric double oven, integrated fridge freezer, dishwasher, chimney cooker hood.

BATHROOM FEATURES

Contemporary sanitaryware will be installed throughout with chrome fittings.

Heated towel rails in all bathrooms and En-suites.

Prime quality wallboards included for specified areas in all bathrooms and En-suites.

Flooring included as per scheduled areas.

Additional tiling and flooring can be requested as a chargeable extra.

Cloakrooms will have splashback tiling above the basin only.

FLOORS

Bathroom & En-suite – options available as a chargeable extra.

All other flooring – options available as a chargeable extra.

INTERNAL FINISHES

Stairs with oak handrail and newels with option of oak spindles or glass balustrade.

Oak internal doors to ground floor with same option available for upstairs as a chargeable extra.

Brushed chrome ironmongery.

Skirting Board – 7inch Taurus skirting both downstairs & upstairs.

Architrave – Matching Taurus style.

HEATING, ELECTRICAL & LIGHTING

Spotlights to bathrooms, kitchen, hallway and utility

areas.

Air source heating throughout.

Mains electric supply smoke detectors.

TV points fitted to lounge and all bedrooms.

ENERGY

EPC A rated property, highest EPC rating possible.

Solar Panels fitted to roof.

Battery storage.

Car charging point.

EXTERNALLY

Combination of stone and smooth render.

Slate tiles.

All windows double glazed UPVC.

Front doors are Composite with chrome furniture and Secure by Design locking system.

Sensor lighting as standard to the front and rear.

All boundary walls to be traditional stone clad and/or have 1.8m UPVC maintenance free fence to surround the property boundaries to the developer's discretion.

Rear gardens to have resin and porcelain tiled patio area and resin paths.

All lawns drained, topsoiled and turfed.

Outside tap.

SECURITY & PEACE OF MIND

10-year structural new home LABC Warranty.

Sprinkler system.

Security lighting to front and rear.

Secure by Design external door locking system.

Mains linked smoke detectors.

ACCOMMODATION

GROUND FLOOR

Kitchen

5.45m x 6.3m (17' 11" x 20' 8")

Utility

2.71m x 1.35m (8' 11" x 4' 5")

Plant

1.10m x 2.16m (3' 7" x 7' 1")

Pantry

Lounge

3.63m x 5.32m (11' 11" x 17' 5")

Sitting Room

3.61m x 4.33m (11' 10" x 14' 2")

Shower Room

2.48m x 1.20m (8' 2" x 3' 11")

FIRST FLOOR

Master Bedroom

3.61m x 5.97m (11' 10" x 19' 7")

En-Suite

1.70m x 2.81m (5' 7" x 9' 3")

Bedroom 2

3.36m x 2.85m (11' 0" x 9' 4")

Bedroom 3

3.36m x 3.45m (11' 0" x 11' 4")

Bedroom 4

3.36m x 2.93m (11' 0" x 9' 7")

Family Bathroom

3.36m x 2.30m (11' 0" x 7' 7")

Storage

1.70m x 1.03m (5' 7" x 3' 5")

Airing Cupboard

1.09m x 1.31m (3' 7" x 4' 4")

Attic Area

9.49m x 5.20m (31' 2" x 17' 1")

Garage

Door into sunroom and steps leading up to storeroom.

INTERNAL FLOOR PLANS

Internal floor plans may be subject to alteration. Computer generated images are for illustrative purposes only. * Dimensions listed are maximum.

MONEY LAUNDERING REGULATIONS

Heading into Aberporth along the B4333 road head into the centre of the village, at the roundabout at the Morlan Hotel turn left at the roundabout, carry on for approximately 150 yards and the properties are located on the right hand side as identified by the Agents for Sale board.

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267493444 or Carmarthen@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

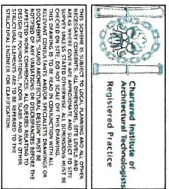
Services

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

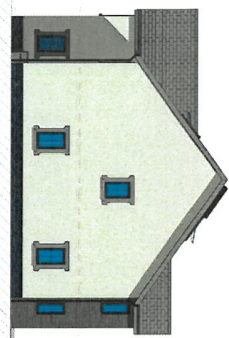
Proposed Floor Plans & Elevations

Pantglas House Type 2B: 4 Bedroom Detached House

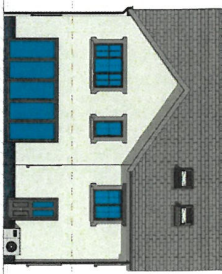
Plot 3, 5, 7



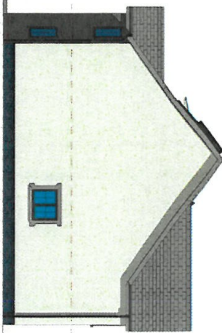
Front Elevation
1:1,000



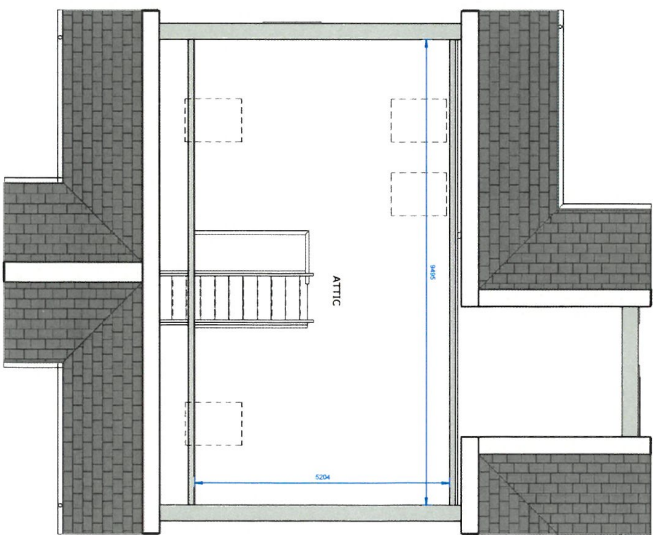
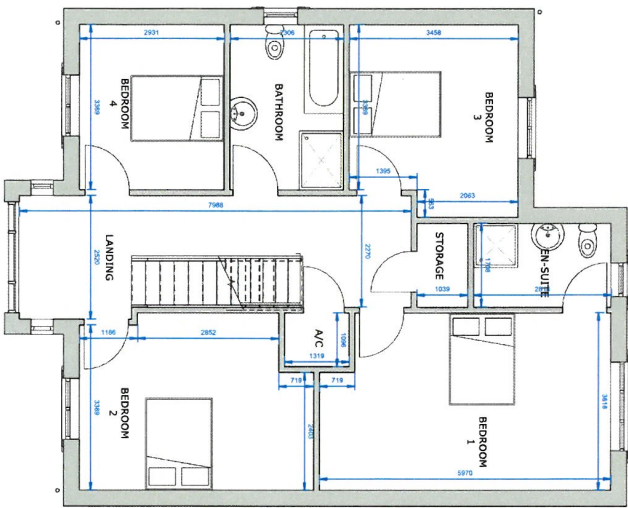
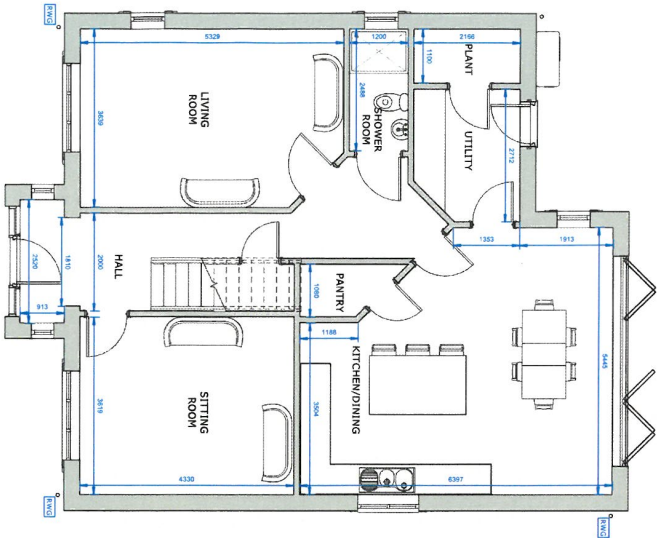
Side 1 Elevation
1:1,100



Rear Elevation
1:1,100



Side 2 Elevation
1:1,100



FINISH SCHEDULE	
ROOF	Mastic Coated Fibre Board Covering
PORCH	Blue Portland Cementing AS System
WALL	As indicated (with Sandfordshire Blue brick, glaze)
DOOR/WINDOW	Agate Grey and Ammiracle grey - UPVC
BATH GOODS	PCU, Colour:Black

SAUNO ARCHITECTURAL DESIGN LTD
 9 Ellison Terrace
 Cardiff, CF11 7JL
 Tel: (0300) 231 818
 Email: design@sauno.co.uk

Client: **Koehnle Developments Ltd.**
 Project Title: **Pantglas House**
 Drawing No: **5/31, 2/1V**

Drawing Title: **Proposed Floor & Elevation Plans House Type 2B: 4 Bedrooms**

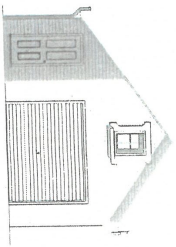
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1301	05
Drawn for:	Revision:

Proposed Garage Floor Plans and Elevations

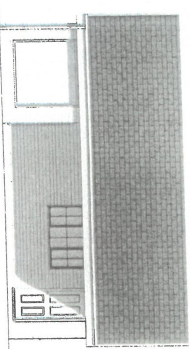
Pantglas: Detached Garage



THIS SCHEME IS SUBJECT TO LOCAL PLANNING AND ALL OTHER NECESSARY CONSENTS. ALL DIMENSIONS, OF THE EXACT TO SITE, SHALL BE DETERMINED BY THE SURVEYOR'S STAFF ON THE DATE OF THE SURVEY. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE CONSTRUCTION OF THE BUILDING. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE CONSTRUCTION OF THE BUILDING. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING AND NOT TO THE CONSTRUCTION OF THE BUILDING.



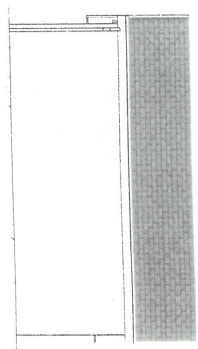
3 Front Elevation
1 : 100



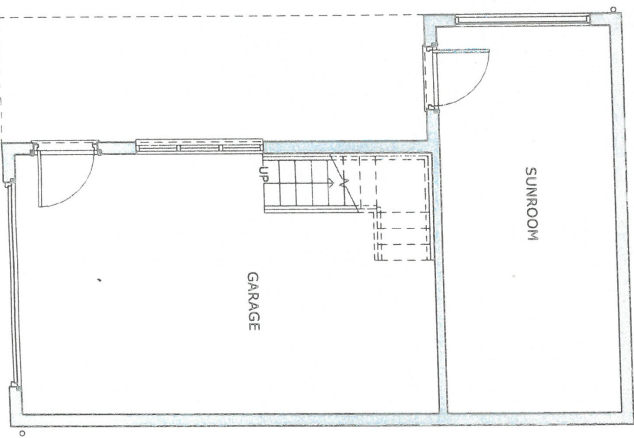
4 Side 1 Elevation
1 : 100



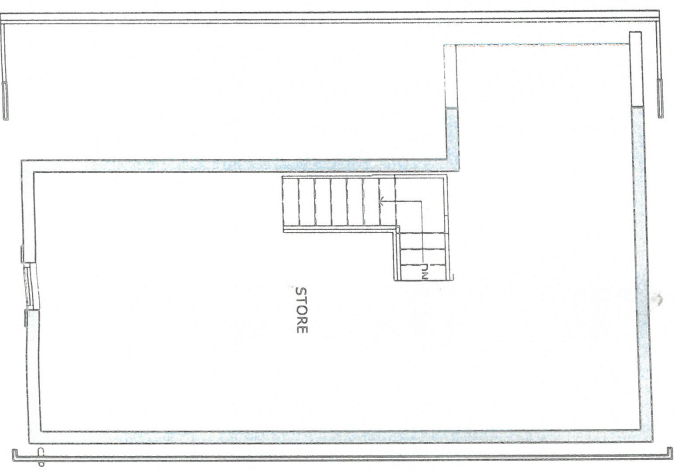
5 Rear Elevation
1 : 100



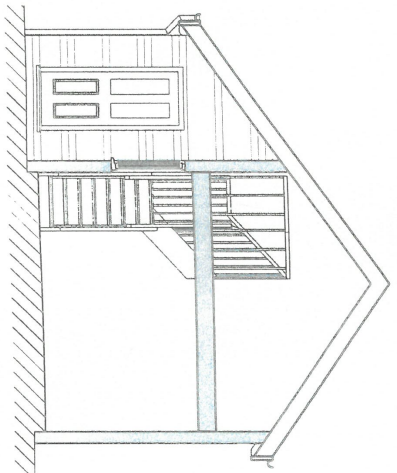
6 Side 2 Elevation
1 : 100



1 Ground Floor Plan
1 : 50



2 First Floor Plan
1 : 50



7 Section 1
1 : 50

Rev/Description By Date
PURPOSE OF ISSUE
PLANNING

SAURO ARCHITECTURAL DESIGN
SAURO ARCHITECTURAL DESIGN LTD
9 Elision Terrace,
Carmarthen, SA31 1HA
Tel: (01287) 233 684
Email: design@sauro.co.uk
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Client: Hecelfre Developments Ltd
Project Title: Pantglas Estate
Bronydd Road
Carmarthen
SA31 2AY
Drawing Title: Proposed Floor Plan & Elevations
Garage

Scale (on A2)	Sheet Size
AS indicated	A2
Date	Drawn By
07/03/25	06
Job No.	Drawing No.
1301	12
	Revision

PROPOSED SITE BLOCK PLAN



Civil Engineering Practice
 Registered Practice

THIS DRAWING IS SUBJECT TO LOCAL PLANNING AND ALL OTHER RELEVANT REGULATIONS. THE CLIENT AND THE ARCHITECTURAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTURAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECTURAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

- Keys**
- Planning application boundary
 - Carriageways (5.5m wide) & Footway (1.8m wide)
 - Private driveways
 - Private driveways
 - Root protection area
 - Prepared landscaping - Refer to Landscape Consultants Drawings
 - SUDS Basin/Pond/Swalloway - Refer to Consulting Engineers Details
 - 0.5m Timber post and rail fence
 - 1.8m PVC Fencing
 - 600mm Brick wall
 - Car park space (2.6 x 4.8m)
 - Easement Zone
 - Previous consented application



Client:	Moelfre Developments Ltd
Site:	9 Elliston Terrace, Carmarthen, SA31 2AL
Drawn by:	SAURO ARCHITECTURAL DESIGN LTD
Checked by:	SAURO ARCHITECTURAL DESIGN LTD
Date:	27/03/2023
Drawn No.:	1301
Checked No.:	11
Revision:	D

PLANNING

SAURO ARCHITECTURAL DESIGN LTD
 9 ELLISTON TERRACE
 CARMARTHEN, SA31 2AL
 Tel: 01267 232 589
 Email: design@sauro.co.uk
 www.sauro.co.uk

Moelfre Developments Ltd
 Project No: 1301
 Land for the South of Parkgate, Brooyda Road, Carmarthen, SA31 2AL

Proposed Site Block Plan

Proposed Site Block Plan
 1280

MATERIAL INFORMATION

Parking Types: Driveway. Garage.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

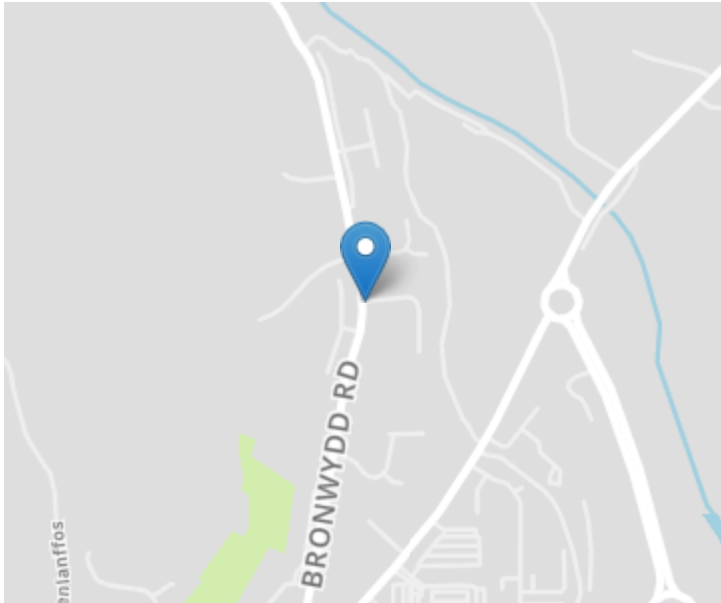
Any risk of coastal erosion? No

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 the office turn right into Water Street and at the Traffic lights turn right into St. Catherine Street. Carry on and pass the shopping precinct / Next and at the roundabout take the first junction left through Barn Road and Richmond Terrace. At the mini roundabout turn left carry on through Priory Street and pass Tanerdy garage and lodge. At the roundabout take the first junction off to Bronwydd Road and at the next roundabout first junction off following Bronwydd Road. Carry on for 200 yards and turn second right into Pantglas go around the right hand bend and the houses will be found at the end.

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

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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