

*Brand New 4 Bed Semi Detached Highly Efficient New Homes in central village location. Bow Street Near Aberystwyth - West Wales.*



New Homes (Plots 4,5 and 6) Maesceiro Bow Street, Aberystwyth, Ceredigion. SY24 5EW.

**£320,000**

**Ref R/4562/RD**

**\*\*Brand new 4 Bed semi detached homes\*\*Central village location\*\*Highly efficient with low running costs\*\*Modern spacious accommodation\*\*Ideal for those seeking their first family home or those seeking to upgrade\*\*NHBC 10 Year Warranty\*\*Private Parking\*\*10 minutes drive Aberystwyth\*\***

**\*\*A GREAT OPPORTUNITY NOT TO BE MISSED\*\***

The properties are situated within the popular village of Bow Street on the fringes of the larger strategic Mid Wales town of Aberystwyth. The village offers a good level of local amenities and services including primary school, public houses, village shop and post office, petrol station, national rail station and good public transport connectivity. Aberystwyth offers a good level of services including regional hospital, university, train station, Welsh Government and Local Authority offices, retail park employment opportunities and traditional High Street offerings.



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## GROUND FLOOR

### Entrance Hallway

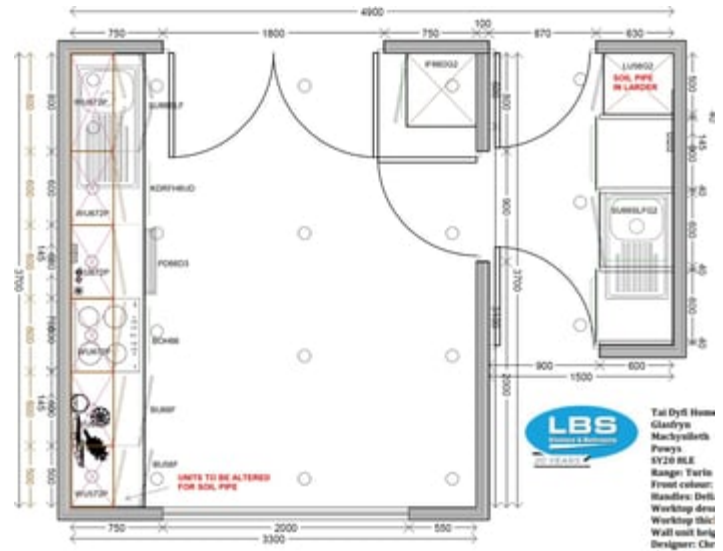
With staircase to first floor, understairs w.c.

### Lounge

15' 9" x 12' 10" (4.80m x 3.91m) window to front, multiple sockets, double doors into -

### Kitchen

18' 8" x 12' 10" (5.69m x 3.91m) with an opportunity to select a modern range of kitchen base and wall units and integrated appliances. Double glass doors to patio area and garden.



### Utility

9' 6" x 7' 3" (2.90m x 2.21m) accessible from the kitchen and entrance hallway with rear door to garden.

## FIRST FLOOR

### Landing

With airing cupboard and access to loft.

### Bedroom 1

11' 10" x 8' 10" (3.61m x 2.69m) a double bedroom with window to rear.

### En Suite

7' 3" x 4' 7" (2.21m x 1.40m) with enclosed shower, w/c, single wash hand basin, heated towel rail, side window.





### Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m) a double bedroom, window to front.

### Bathroom

7' 3" x 6' 7" (2.21m x 2.01m) with side window.

### Bedroom 3

8' 6" x 7' 3" (2.59m x 2.21m) a double bedroom with window to front.

### Bedroom 4

9' 4" x 7' 3" (2.84m x 2.21m) with window to rear.

## EXTERNALLY

### The Grounds.

Plots 4-5 front onto the existing entrance road with designating parking to front. Rear garden area laid to lawn.

Plots 6-7 are located along a private driveway with designating parking area to the front. Rear garden area laid to lawn.



## MONEY LAUNDERING

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.

## VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page

- [www.facebook.com/morgananddavies](https://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

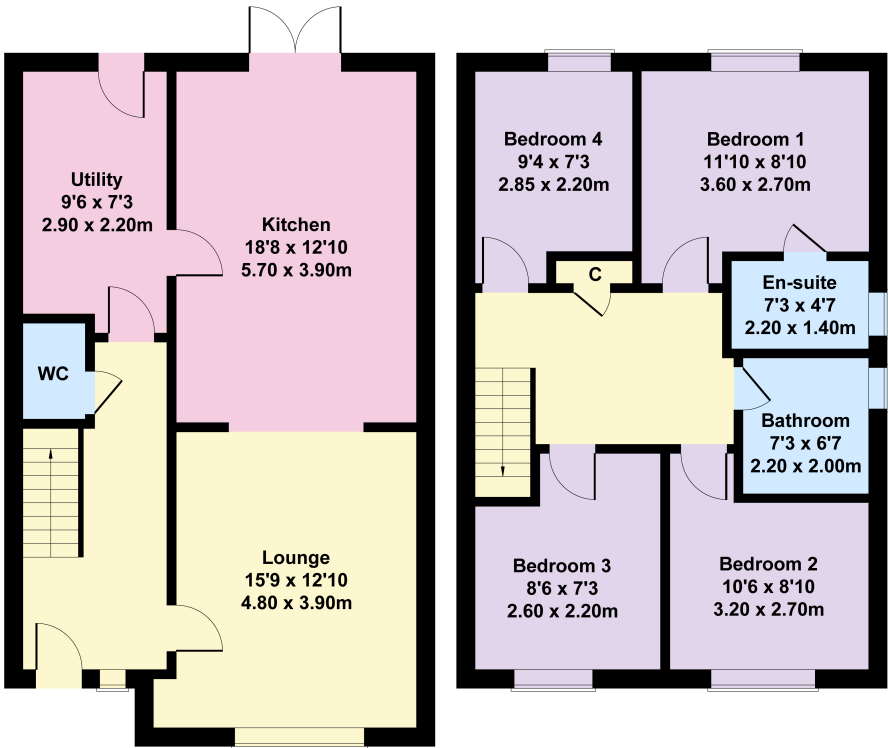
### **Services**

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

Tenure - Freehold.

Plots 4-7 Maes Ceiro

Approximate Gross Internal Area  
1367 sq ft - 127 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.







## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**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

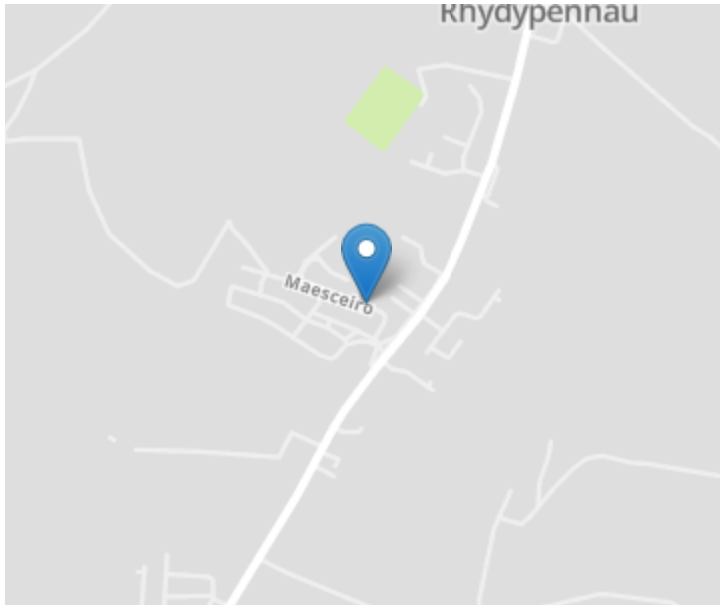
**Any risk of coastal erosion?** No

**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

The properties are located within Bow Street.

From Aberystwyth proceed North on the A487 into Bow Street. Having passed the village shop on your right hand side, proceed up the hill and the entrance to Maes Ceiro can be seen on the left hand side. Turn into Maes Ceiro and immediately right the new development can be seen in front of you.

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

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