

Outstanding 6 bedroom new build opportunity. Near Llangrannog. Cardigan Bay. West Wales.



Plot 4, Llangrannog Road, Brynhoffnant, Ceredigion. SA44 6ED.

£550,000

R/3680/RD

**** Luxury 6 bed dwelling ** Overlooking Cardigan Bay ** Near Llangrannog, Penbryn, Tresaith and Cwmttydu ** Views over adjoining fields and coastline ** Walking distance to village pub, shop and school ** 20 minutes Cardigan and Aberaeron ** High specification new homes ** Energy efficient with low running costs ** Local developer ****

A GREAT OPPORTUNITY NOT TO BE MISSED **

The property is situated within the coastal village of Brynhoffnant positioned just off the A487 trunk road that runs along the West Wales coastline. The village offers a good level of local facilities and amenities including popular village shop and petrol station, refurbished public house and pizzeria, popular community primary school, great public transport connectivity and places of worship. The sandy coves of Llangrannog, Penbryn, Tresaith and Cwmttydu are all within 5-10 minutes drive of the property with the larger town of Cardigan with its supermarkets, retail parks, 6th form college and secondary school being within 20 minutes drive.



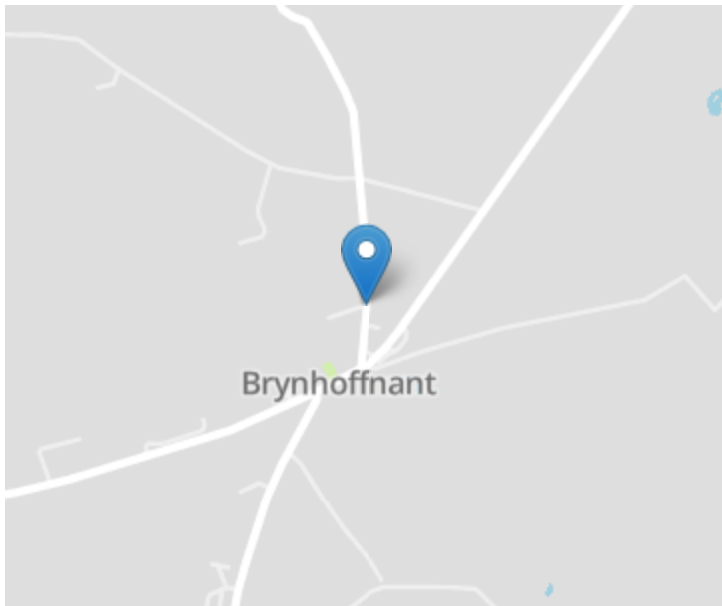
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GENERAL

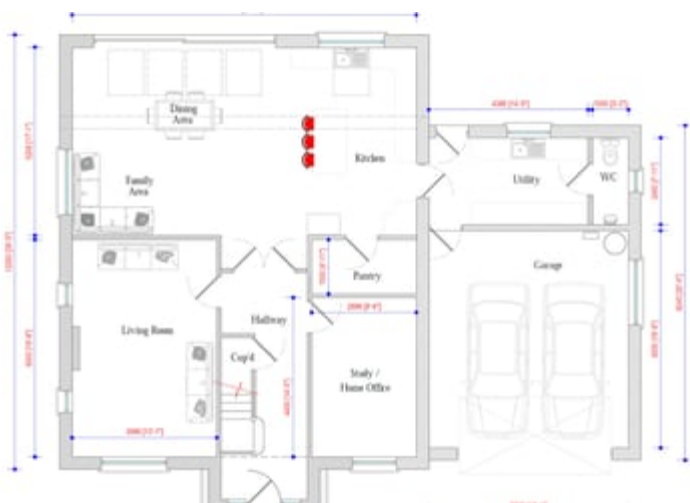
A great opportunity to secure an outstanding 6 bed family home to be finished with luxurious kitchen and bathrooms and spacious living and bedroom space.

The new homes sit within large plots, fully orientated to take advantage of the views over Cardigan Bay towards Tresaith and Aberporth.

An exciting opportunity for those seeking to get a new build home in West Wales, opportunities that are becoming increasingly rare at present.

GROUND FLOOR

Entrance Hallway



7' 10" x 15' 0" (2.39m x 4.57m) accessed via glass panel door with side glass panels into an inviting hallway enjoying natural light from the galleries landing over with stairs to 1st floor.

Study

9' 6" x 12' 10" (2.90m x 3.91m) with window to front, multiple sockets, access into:

En-Suite

6' 7" x 9' 6" (2.01m x 2.90m) with space for corner shower, WC, single wash hand basin, heated towel rail.

Living Room

13' 1" x 19' 8" (3.99m x 5.99m) a large family living room with dual aspect windows to front and side, multiple sockets, TV point, potential for fireplace.

Open Plan Kitchen/Dining/Family Area

31' 2" x 17' 1" (9.50m x 5.21m) a light and open family space, fully orientated to maximise the outlook over the adjoining coastline with sliding doors to rear patio and garden and Velux rooflights over, space for corner kitchen area with ample scope for a large range of base and wall units, kitchen island and work surfaces, space for large dining table and corner seating area for family, multiple sockets, TV point, side door into:

Utility Room

14' 5" x 7' 11" (4.39m x 2.41m) with external door and rear window to garden, space for a range of base and wall units, washing machine connection, side door to

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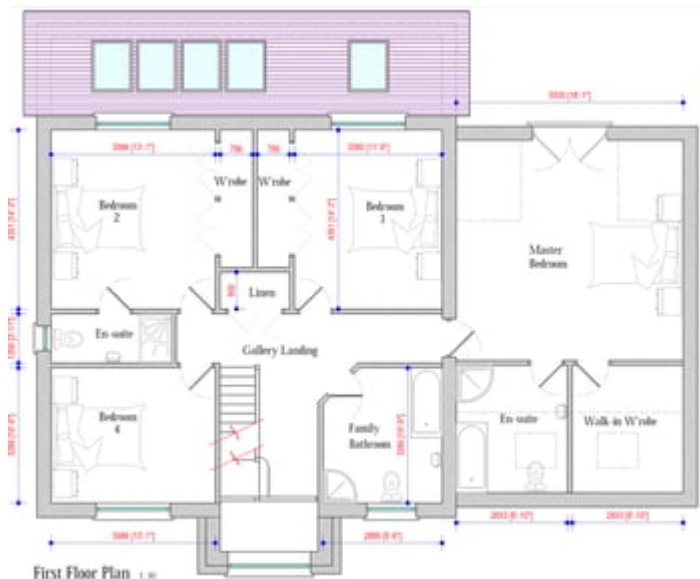
3' 3" x 7' 11" (0.99m x 2.41m) with space for WC, single wash hand basin, heated towel rail.

Garage

18' 1" x 19' 8" (5.51m x 5.99m) accessed via up and over door to the front or internal door from the utility room with side window, multiple sockets.

First Floor

Galleried Landing



With access to airing cupboard and views to the front overlooking adjoining countryside.

Master Bedroom

17' 1" x 18' 1" (5.21m x 5.51m) a luxurious double bedroom suite with rear Juliet balcony overlooking the coastline, a range of fitted wardrobes, multiple sockets, radiator, connecting door to:

En-Suite

8' 10" x 10' 2" (2.69m x 3.10m) with space for walk-in shower, panel bath, WC, single wash hand basin, heated towel rail, side door into airing cupboard/plant room.

Walk-In Wardrobe

8' 10" x 10' 2" (2.69m x 3.10m) with Velux rooflight over.

Bedroom 2

13' 1" x 14' 3" (3.99m x 4.34m) double bedroom with fitted wardrobe and rear window overlooking the adjoining coastline, multiple sockets, radiator.

En-Suite

with corner shower, single wash hand basin, WC, heated towel rail, side window.

Bedroom 3

11' 9" x 14' 3" (3.58m x 4.34m) double bedroom, rear window overlooking coastline, multiple sockets, radiator, range of fitted wardrobes.

Family Bathroom

10' 9" x 9' 6" (3.28m x 2.90m) with space for walk-in shower, panel bath, WC, single wash hand basin, heated towel rail.

Bedroom 4

13' 1" x 10' 9" (3.99m x 3.28m) double bedroom, window to front, multiple sockets, radiator.

SECOND FLOOR



Bedroom 5

10' 9" x 20' 2" (3.28m x 6.15m) double bedroom, multiple sockets, radiator, Velux rooflights.

Bedroom 6

13' 1" x 20' 2" (3.99m x 6.15m) double bedroom, multiple sockets, radiator, Velux rooflights.

Shower Room

6' 6" x 9' 10" (1.98m x 3.00m) corner shower, WC, single wash hand basin.

EXTERNAL

To Front & Rear

The property is approached from the adjoining county road into a large gravelled forecourt with ample space for 3+ vehicles to park, front lawn area with side footpaths leading through to an extended patio from the open plan kitchen/dining and family room and a lawned garden enjoying all day sunshine and fantastic views over coastline.



Front Elevation 1:100



Right Elevation 1:100

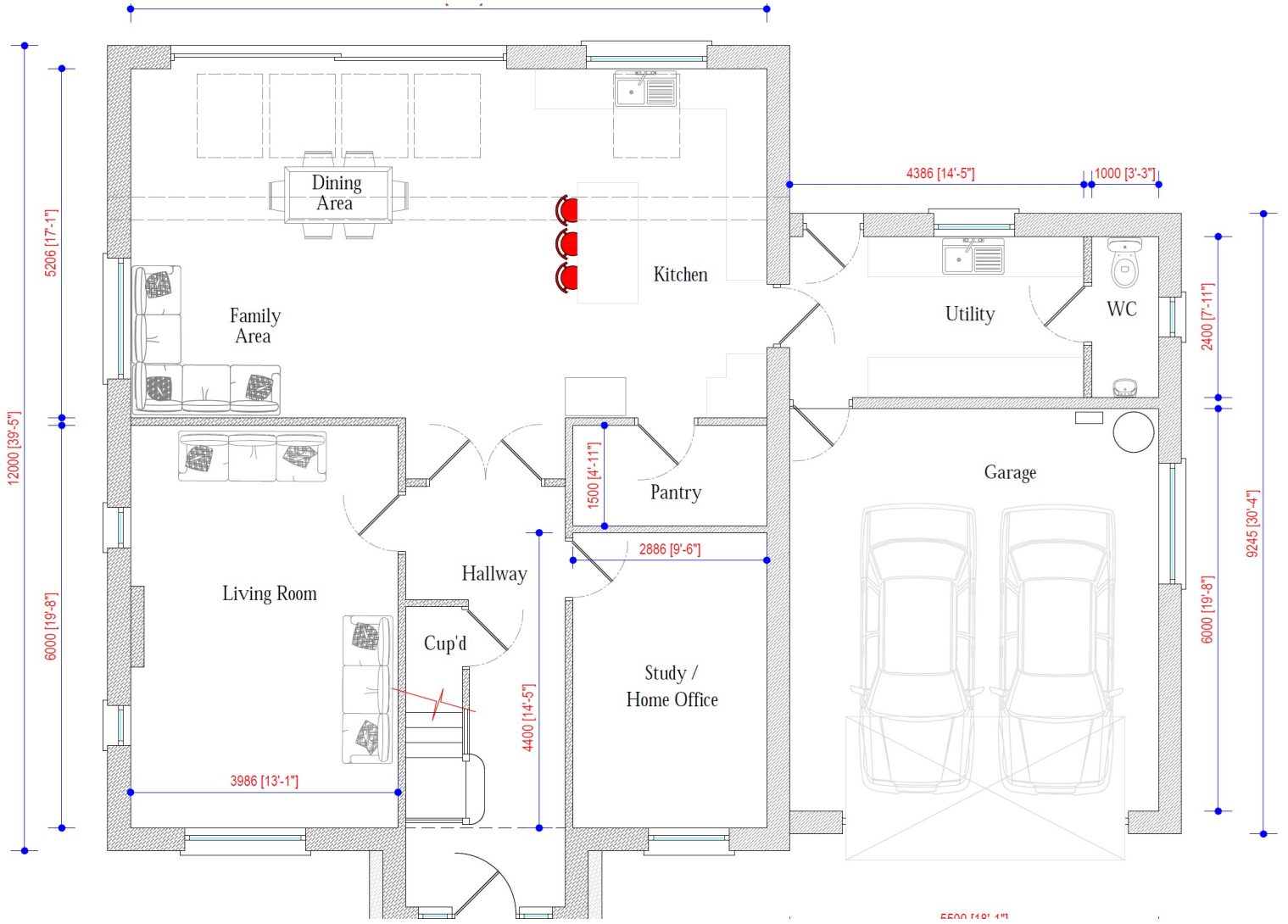


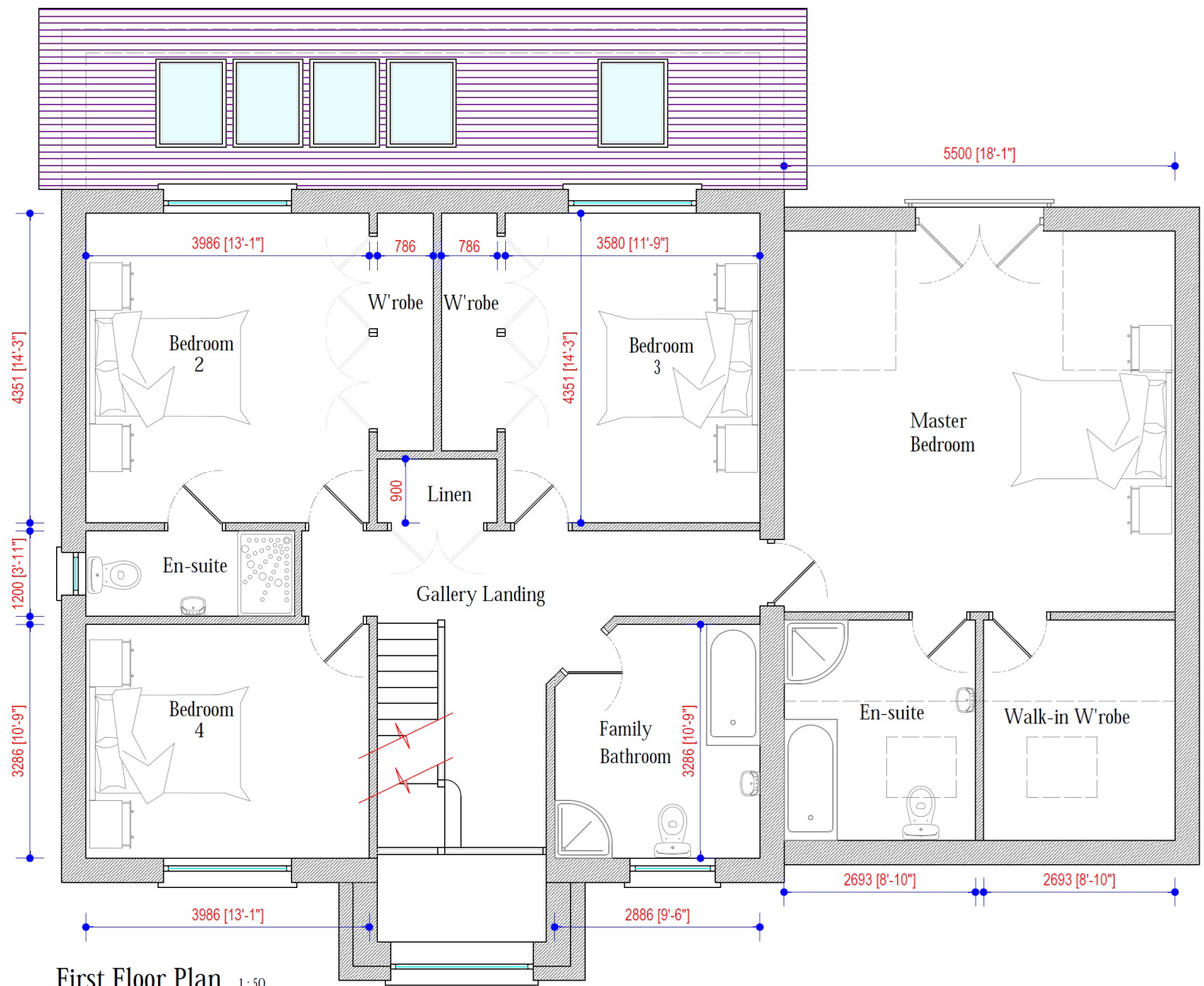
Services

We are advised the property benefits from mains water and electricity. Private drainage. Air source heating.

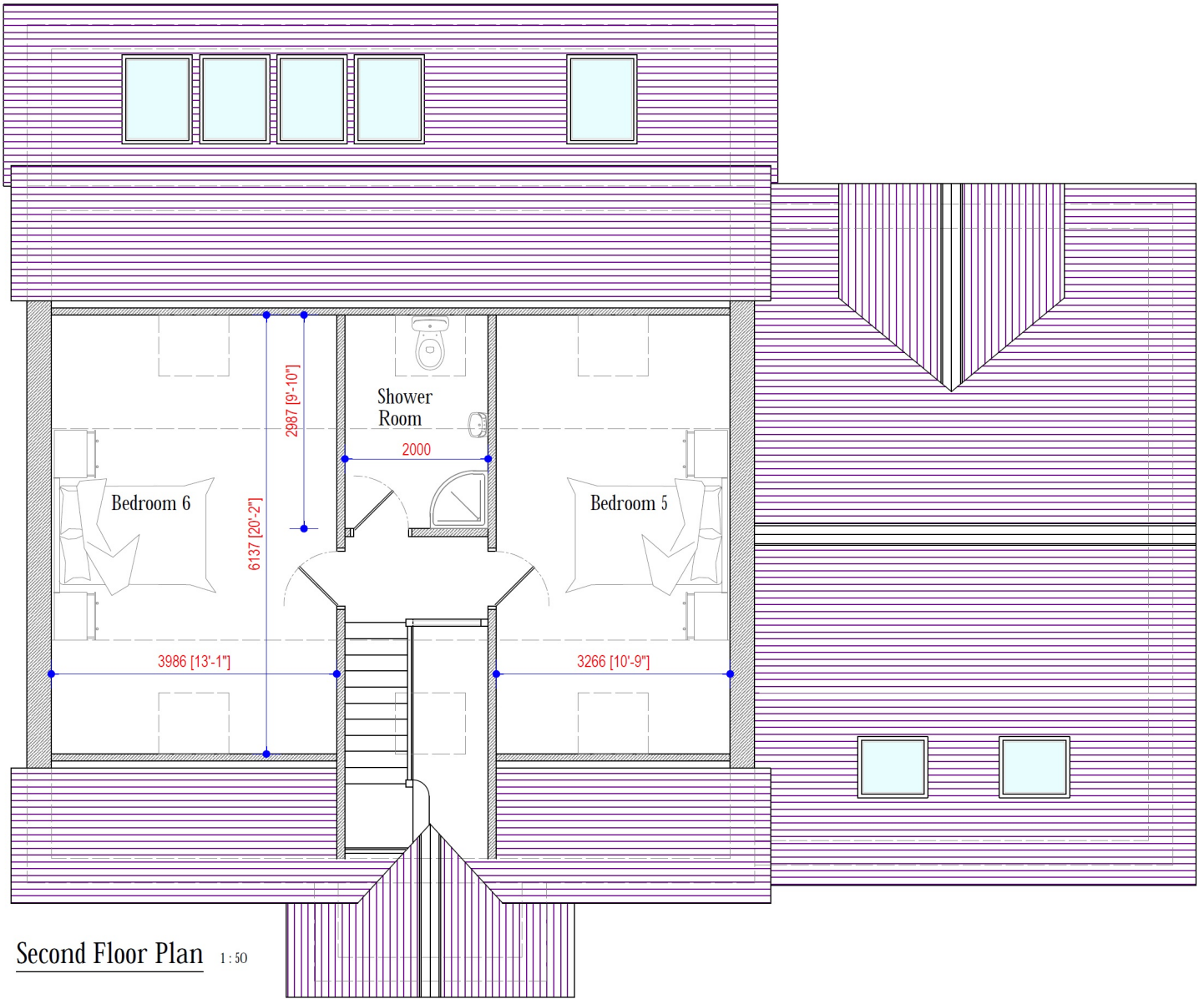


Front Elevation 1:100





First Floor Plan 1:50



Second Floor Plan 1:50

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

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