

**NEW LUXURY** development. 3-bedroom detached homes with integral garage, perfectly positioned in the heart of St Clears town. These contemporary properties are thoughtfully designed for modern, sustainable living, featuring integrated solar roof panels, EV car charging points, and high-quality finishes throughout.



**The Woodstock, Priory Fields, St Clears, Carmarthenshire. SA33 4DY.**

**£327,750**

**R/4992/RD**

\*\*Brand new 3 bed detached 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\*\*St Clears\*\*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\*\* Mains Gas Heating \*\* Electric car charging points\*\*

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



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## **\*\*PLEASE NOTE\*\***

All images used of the internals in this brochure are of plot 6.

## **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.

Our core commitment is to ensure that our buyers are completely satisfied, and we relentlessly strive to build on our solid reputation.

## **LOCATION**

Discover the quaint charm and rich history of St Clears, a picturesque town nestled on the banks of the River Tâf in Carmarthenshire, Wales. With roots dating back to ancient times, St Clears boasts landmarks such as the medieval St Clears Castle and the 12th-century church of Saint Mary, offering a captivating glimpse into its historical tapestry. Centrally located at the crossroads of major roads, including the A40 and A477, the town has long served as a hub for trade and transportation. Explore the scenic countryside with rolling hills, engage in outdoor activities, and partake in community events that celebrate local traditions.

St Clears invites you to experience its welcoming community, local businesses, and the timeless beauty of its surroundings, making it an ideal destination for those seeking a tranquil retreat in the heart of Wales.

Throughout the year, St Clears comes alive with community

events, fairs, and festivals that showcase local traditions and bring people together in celebration. Whether you're interested in exploring historical landmarks, enjoying outdoor activities, or simply savouring the warm community spirit, St Clears welcomes you to experience the best of Welsh charm and hospitality. As with many small towns, the charm of St Clears lies in its historical character, community spirit, and the natural beauty of its surroundings. If you plan to visit or learn more about the town, it's always a good idea to explore local resources or engage with residents to get a first-hand experience of the area.

Begin your journey by exploring the medieval remnants of St Clears Castle, a captivating testament to the town's rich past. Wander through the quaint streets, where local shops and markets beckon with unique finds, and engage with the welcoming community that contributes to the town's vibrant atmosphere. Visit the 12th-century St Mary's Church, an architectural gem that adds a touch of historical elegance to the landscape. As the countryside unfolds, embark on leisurely walks or more challenging hikes through rolling hills, immersing yourself in the natural beauty that surrounds the town. Keep an eye out for community events and festivals that bring the town to life, showcasing local traditions and fostering a sense of togetherness. For those seeking further exploration, venture to nearby attractions such as Carmarthen, Laugharne Castle, or the picturesque coastal beaches. Conclude your day by savoring local cuisine in St Clears' restaurants and pubs, enjoying traditional Welsh dishes and the warmth of the community.

In St Clears, each step is a journey through history, nature, and the heartwarming spirit of Welsh hospitality.

## **BUILD SPECIFICATION**

### **KITCHEN**

A comprehensive range of cabinets available within a Shaker Design.

Possible upgrade design choices included on appliances, worktops, door colour and styles.

As standard each kitchen will include: - Ceramic hob, electric single oven, Chimney cooker hood.

### **BATHROOM FEATURES**

Contemporary sanitaryware will be installed throughout with chrome fittings.

Chrome radiators in all bathroom and En-suites.

Tiles – Floor and wall tiles included as per scheduled areas.

Additional tiling can be requested as a chargeable extra.

The purchaser will have a choice of tiles from our standard range.

Cloakrooms will have splash back tiling above the basin only, no flooring.

## FLOORS

Bathroom & Ensuite – Floor tiles

All other flooring – Buyers Responsibility

## INTERNAL FINISHES

Stairs with oak handrail and newels and spindles painted white.

White finished internal doors.

Polished chrome ironmongery.

Skirting Board - 100mm Pencil round down & upstairs

Architrave – 50mm Pencil round down & upstairs

## HEATING ELECTRICAL & LIGHTING

Spotlights to bathrooms, kitchen areas, (for lighting layout, please see your Sales Negotiator).

Thermally efficient gas central heating with thermostatically controlled radiators.

Mains electric supply smoke detectors.

TV points fitted to lounge and master bedroom.

## ENERGY

EPC A rated property, highest EPC rating possible.

Solar Panels fitted to roof.

Battery storage.

Car charging point.

## EXTERNALLY

Combination of brick or smooth render. Dependent on plot

Marley tiles.

All windows U-pvc

Front doors are U-pvc style with chrome furniture.

Fitted Lantern as standard to the front door and sensor light to rear patio door.

1.8m featheredge fence to surround the rear and side boundaries to the developer's discretion.

Rear gardens to be top soiled.

Outside tap.

## SECURITY & PEACE OF MIND

10-year structural new home warranty ICW warranty

Sprinkler system.

Security lighting to front and rear.

Mains linked smoke and carbon monoxide detectors.

## HELP TO BUY WALES

Help to Buy Wales is an initiative that provides shared equity loan assistance to home buyers with funding from the Welsh Government. This scheme makes new-build homes available to all home buyers (not just first time buyers). Support of up to a maximum of 20% of the purchase price is available to buyers through a shared equity loan funded by Help to Buy Wales, while buyers are required to provide a deposit of a minimum of 5% of the purchase price.

Scheme is available on selected plots in selected sites. Obsidian Developments Ltd cannot advise you on a mortgage. The Help to Buy: Equity Loan scheme is subject to availability and may be withdrawn at any time without notice. Not to be used in conjunction with any other purchase assistance scheme, offer or promotion.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE, YOUR EQUITY LOAN OR OTHER DEBT SECURED ON IT.

For full details on the Help to Buy: Equity Loan scheme please visit [www.helptobuygov.uk](http://www.helptobuygov.uk)

## GROUND FLOOR

### Kitchen

5.10m x 3.84m (16' 9" x 12' 7")





### Lounge

4.00m x 5.24m (13' 1" x 17' 2").

### Utility

2.15m x 1.90m (7' 1" x 6' 3")

### W.C.

2.15m x 0.99m (7' 1" x 3' 3")

### Garage

3.15m x 6.00m (10' 4" x 19' 8")

## FIRST FLOOR

### Master Bedroom

3.27m x 3.67m (10' 9" x 12' 0")



### Dressing Room

1.98m x 2.26m (6' 6" x 7' 5")

### En Suite

1.20m x 2.26m (3' 11" x 7' 5")

### Bedroom 2

3.00m x 3.45m (9' 10" x 11' 4")

### Bedroom 3

1.96m x 3.15m (6' 5" x 10' 4")

### Family Bathroom

1.93m x 2.00m (6' 4" x 6' 7")

## 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

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

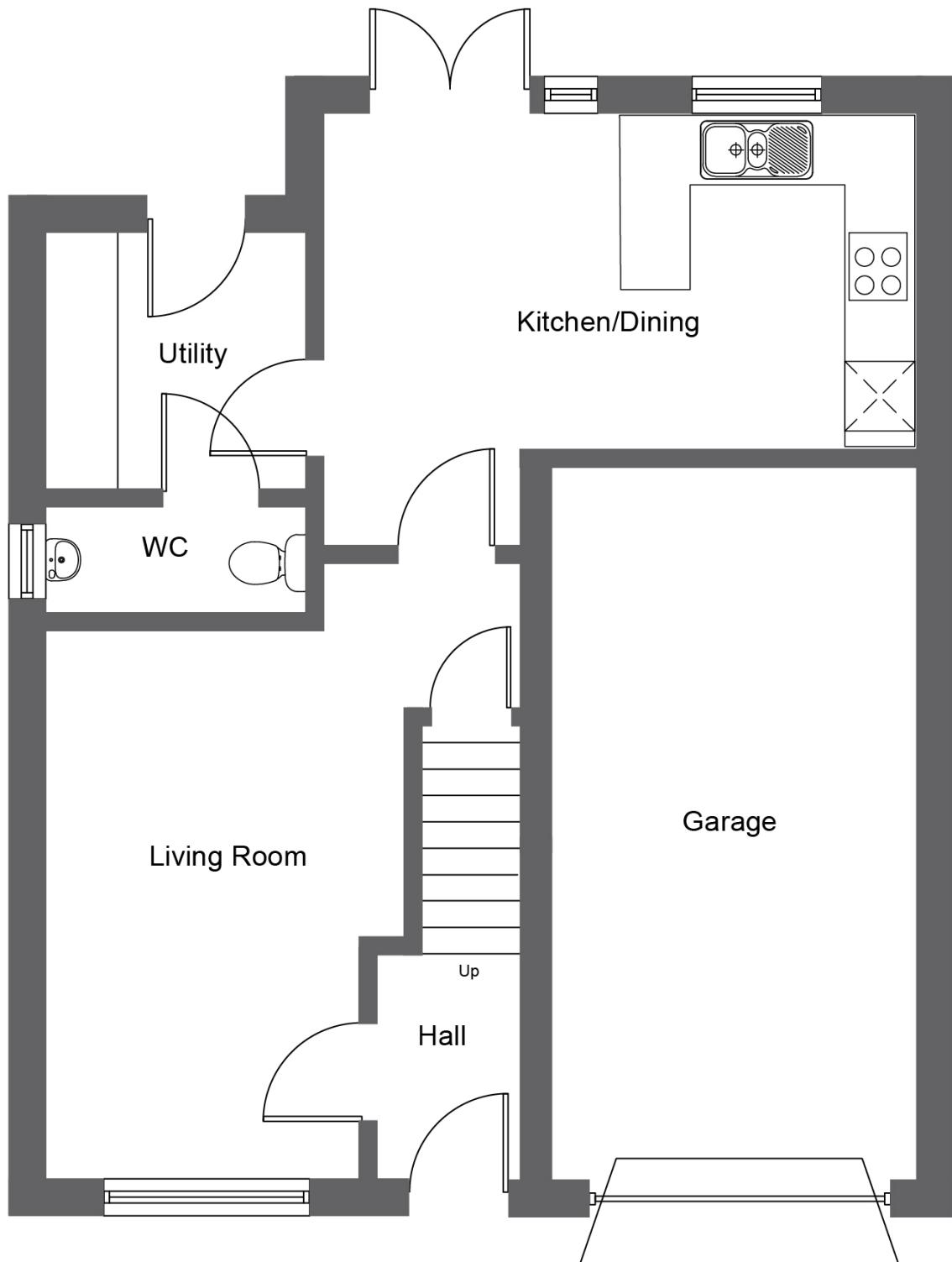
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

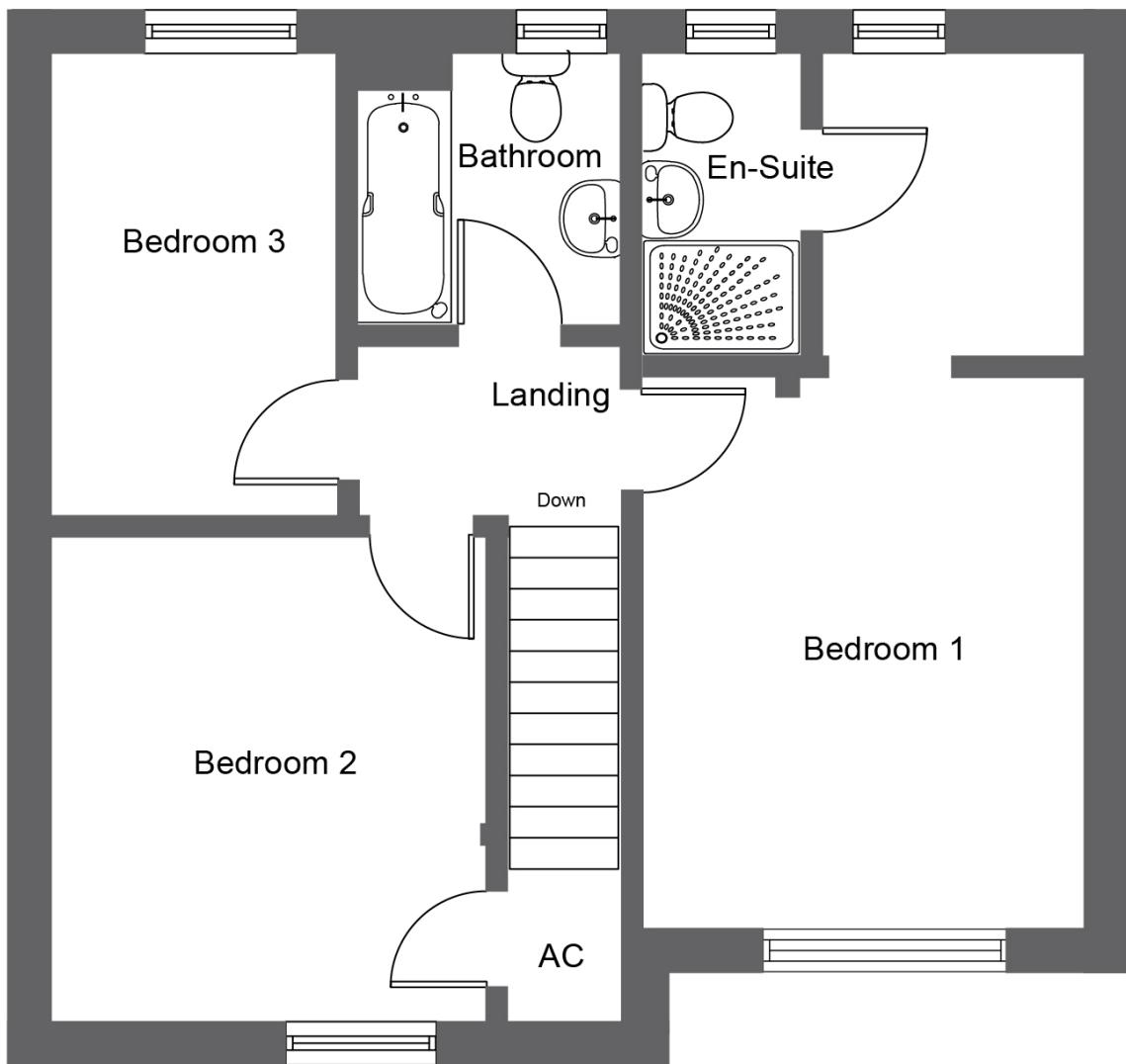
To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

Mains water, electricity and drainage. Solar Panels. Air source central heating. Car charging point.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## MATERIAL INFORMATION

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**Parking Types:** Driveway. EV Charging. Garage. Private.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**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

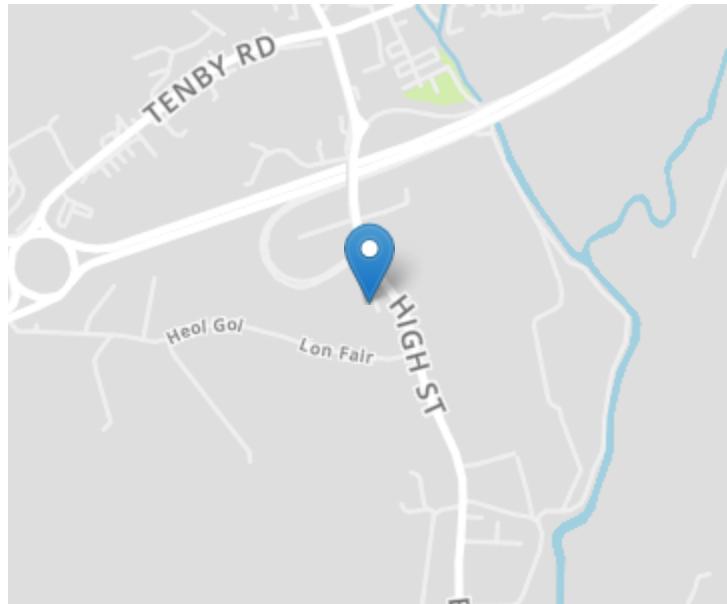
Any risk of coastal erosion? No

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



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

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