

Regulated by:



Since 1989

ATTENTION 1ST TIME BUYERS ! Brand new 3 bed Affordable Home. Sought after development. Penrhiwllan Near Llandysul/Newcastle Emlyn - West Wales.



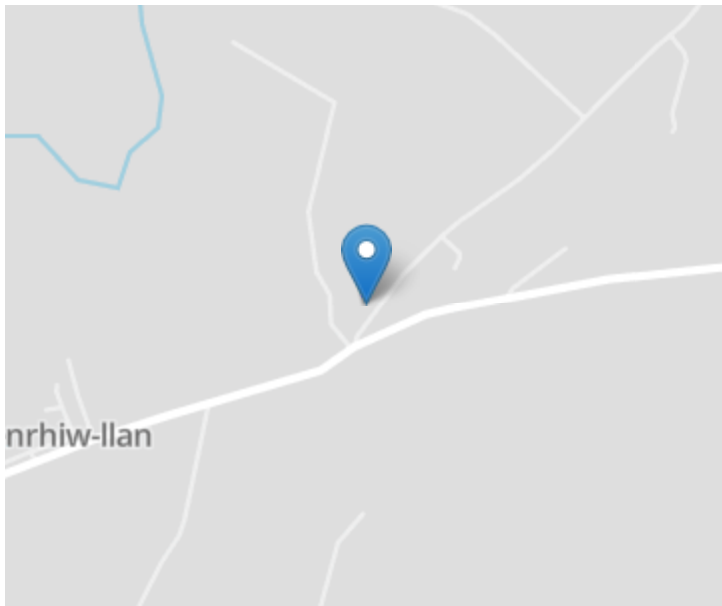
Plot 6 Cae Crug Penrhiwllan, Llandysul, Ceredigion. SA44 5NT.

Ref R/4035/RD

£199,500

****Attention 1st time buyers**Brand new 3 bed semi detached Affordable home**Sought after development**Renowned local Developer**High specification**Low running costs**Spacious plot**Central and popular village location**Private off road parking**Large spacious garden**Air source heating**15 minutes drive to Cardigan Bay****

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.



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.

Purchasers must qualify with Ceredigion County Council's affordable home policies. Guidance can be found here: <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

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.



GROUND FLOOR

Entrance Hallway

Accessed via composite door into a warm and inviting entrance with stairs to first floor. Access to all ground floor living rooms.



W.C.

8' 1" x 4' 5" (2.46m x 1.35m) with w.c. single wash hand basin, rear window.

Living Room

10' 6" x 14' 5" (3.20m x 4.39m) with feature bay window to front, multiple sockets, radiator, TV point.

Kitchen

12' 2" x 11' 4" (3.71m x 3.45m) open plan kitchen and dining space with rear window and door to garden, space for high quality range of base and wall units, potential for those hoping to secure the house early to design their own kitchen space with a range of options for integral appliances, various flooring options available, space for dining table, multiple

sockets, TV point.

FIRST FLOOR

Landing

With side airing cupboard with radiator.



Bedroom 1

12' 8" x 9' 6" (3.86m x 2.90m) a double bedroom, window to rear garden, multiple sockets, radiator.

Front Bedroom 2

8' 7" x 13' 1" (2.62m x 3.99m) a double bedroom, window to front, multiple sockets, radiator.

Bedroom 3

8' 8" x 8' 2" (2.64m x 2.49m) with window to front, multiple sockets, radiator.

Bathroom

7' 1" x 6' 5" (2.16m x 1.96m) with the option of a panelled bath or walk in shower, w.c. single wash hand basin, rear window.

EXTERNALLY

To the Front

The property is approached via the estate roadway to a tarmacadamed parking area and side footpath leading through to -



Rear Garden

Being fully enclosed with 6' panelled fencing and offering a great spacious garden area with access from the rear kitchen area also.





TENURE

The property is of Freehold Tenure.

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.

Services

The property benefits from mains water, electricity and drainage. Air source central heating system.

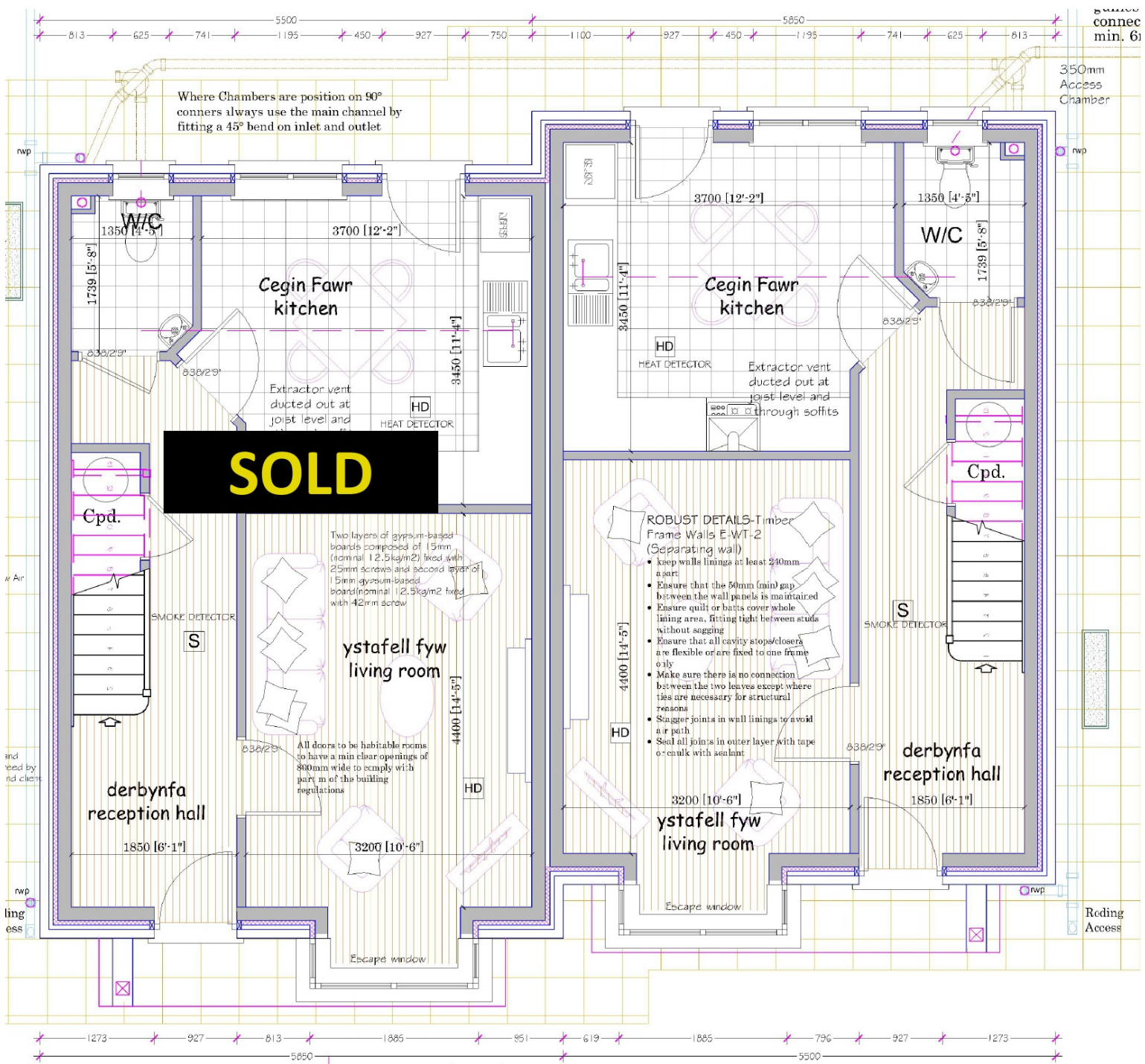
Directions

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 you enter the estate the property is the second on the right hand side.

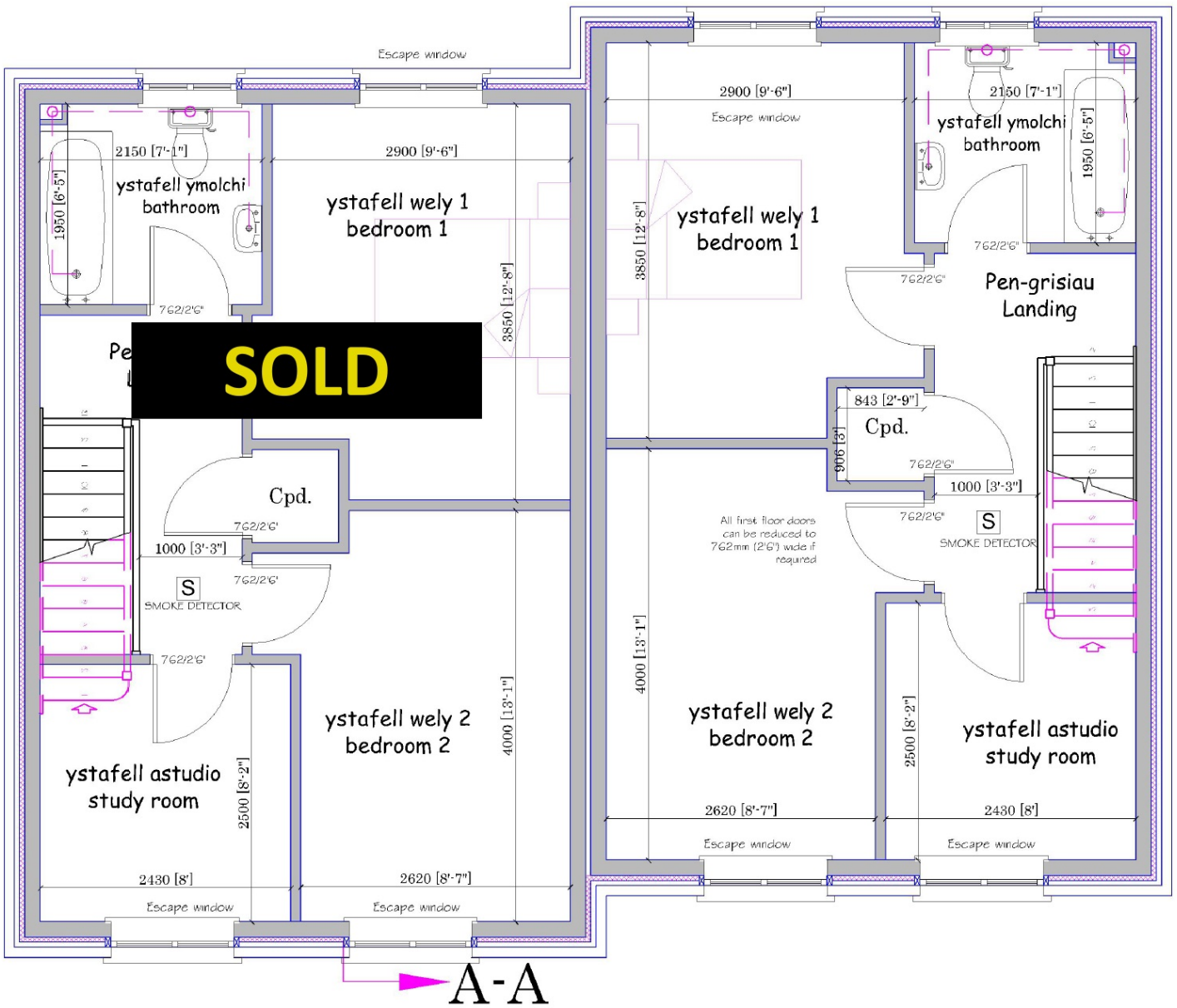
SIA FIG B.1 COMPLIANCE
ACHIEVED - LOCALISED
REDUCTION OF EASEMENT
REQUIRED - TO BE CONFIRMED
WITH DCWW



Bwthyn



A-A
LLAWR WAELOD GROUND FLOOR 1/50



LLAWR CYNTAF FIRST FLOOR 1/50