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RICS



Since 1989

*Exceptional 3 bed family home. Private parking & garage. Brand new development site.
Llanarth. Near New Quay/Aberaeron. West Wales*



35 Beechwood Court, Llanarth, Ceredigion. SA47 0RF.

R/3904/RD

£459,000

**** Exceptional and unique 3 bed family home ** Private parking & garage ** Individually designed ** Deceptively spacious split level bungalow ** Living room with terrace overlooking adjoining fields ** Modern and exciting design ** Open spaces ** Vaulted ceilings ** Lounge with balcony off ** Far reaching views over village ** Local reputable developer ** Highly energy efficient with low running costs ** EXCITING OPPORTUNITY NOT BE MISSED ****

The development site is located within Llanarth, being a sought after area, conveniently positioned between New Quay and Aberaeron. The village offers a good level of local amenities including primary school, public house and hotel, church, chapel, village shop, petrol station and post office, walking distance to village park and hall, 100m from the A487 and the bus service. The village lies equidistant from the popular coastal towns of Aberaeron and New Quay. Aberaeron offers a good level of local amenities and services including primary and secondary schools, community health centre, local cafes, bars, restaurants, traditional high street offerings, good level of leisure amenities and excellent public transport connections to Aberystwyth, Carmarthen and the M4. The sandy beaches of New Quay are within 5 minutes drive of the property with easy access onto the All Wales Coastal path. Llanarth lies 30 minutes drive from the larger urban conurbations of Aberystwyth and Cardigan with their university, regional hospital and Network Rail connections.



GENERAL

An exceptional opportunity to secure an unique, individually designed family home by this reputable local developer.

Each house has been individually designed to maximise living space but also outlook from the development over the village and adjoining fields. A well thought out design offering well planned living accommodation and spacious bedrooms with en-suite facilities.

The house offers 3 bedroom accommodation or the option of utilising a garage with private off-road parking provided as standard, Internally the houses offer open vaulted ceilings within key spaces which is a unique feature of these houses.

The houses are being erected by a reputable local developer who is well known for his unique designs, quality of house build and future low maintenance of the homes.

There is a focus on developing high quality environmentally friendly homes with these houses providing air-source heat pumps, solar thermal roof panels installed for hot water. This is all targeted at reducing the cost of running these homes which are already highly insulated for heat retention.

These houses will be ready by early 2024 and offer ideal family home or retirement living and interested parties are encouraged to contact us at the earliest opportunity so as not to miss out.



Entrance Hallway

10' 9" x 9' 10" (3.28m x 3.00m) via a composite door with side glass panel with access to open plan living room and staircase to lower ground floor.



Living Room

13' 7" x 9' 10" (4.14m x 3.00m) open plan with side windows and Velux rooflights over, multiple sockets which leads to external balcony and -

Inner Hallway

Airing cupboard and cloakroom with doors into -

Open Plan Lounge/Kitchen/Dining Area

25' 1" x 11' 10" (7.65m x 3.61m) offering a wonderful open plan living space with corner kitchen with high specification base and wall units, sink and drainer, integrated oven and grill with extractor over. Fitted appliances including fridge freezer and dishwasher. Potential for kitchen island. Skylight over.

Corner seating space with side window and space for large dining table with 13' wide by fold doors to front overlooking the adjoining fields towards the village.

Bathroom

9' 2" x 9' 0" (2.79m x 2.74m) Jack & Jill bathroom facility with potential for a corner bath. Separate walk in shower, WC, wash-hand basin and side window and heated towel rail and side airing cupboard.

Bedroom 2

10' 0" x 12' 2" (3.05m x 3.71m) double bedroom, Velux rooflight over, potential for fitted wardrobe, multiple sockets.

Bedroom 1

Double bedroom with large window to front, multiple sockets and access to -

Side External Balcony

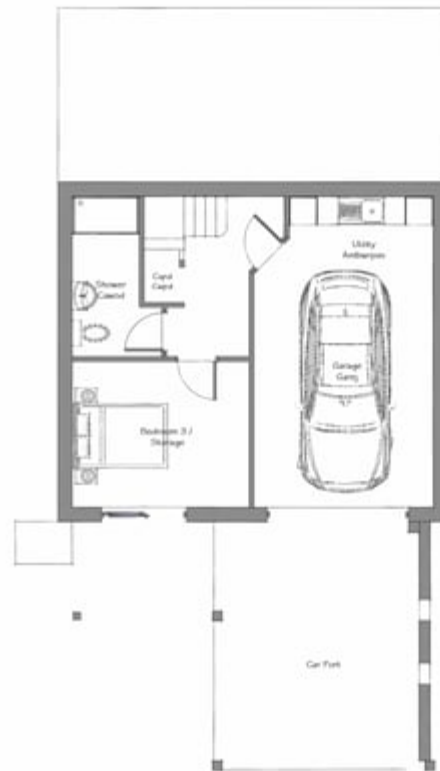
6' 11" x 9' 10" (2.11m x 3.00m) which is also accessible from the living room.

Bedroom 1 en-suite

5' 3" x 10' 0" (1.60m x 3.05m) with space for corner shower, WC single wash-hand basin, heated towel rail, Velux rooflight and side window.

LOWER GROUND FLOOR

With stairs from the main hallway into a -



Lower Inner Hallway

With side storage cupboard and access to bedroom 3.

Bedroom 3

12' 4" x 10' 2" (3.76m x 3.10m) double bedroom with sliding patio doors to front and multiple sockets.

Shower Room

11' 2" x 6' 3" (3.40m x 1.91m) with space for corner shower, single wash-hand basin, WC and heated towel rail.

Garage

21' 8" x 12' 6" (6.60m x 3.81m) with potential of plumbing for washing machine, sink and drainer. Space for single car. Multiple sockets. Door to front leading to -

Car Port

16' 3" x 13' 3" (4.95m x 4.04m) being oak framed and a wonderful feature of the property.

EXTERNAL

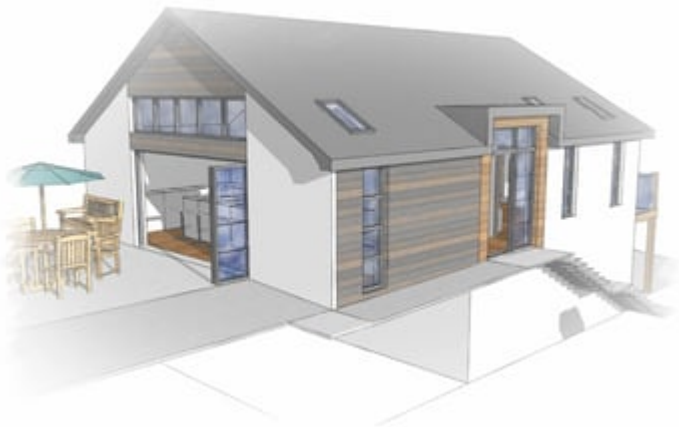
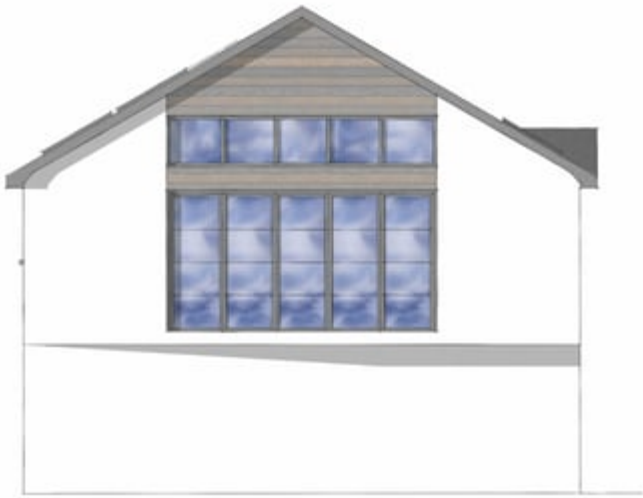
Bechwood Court

This high quality new development site is located centrally

within the coastal village of Llanarth with access from the Mydroilyn road onto an adopted estate road leading to all houses.

To the Front

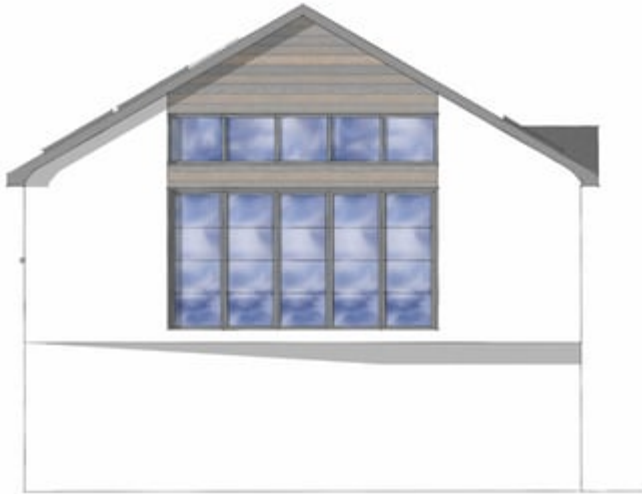
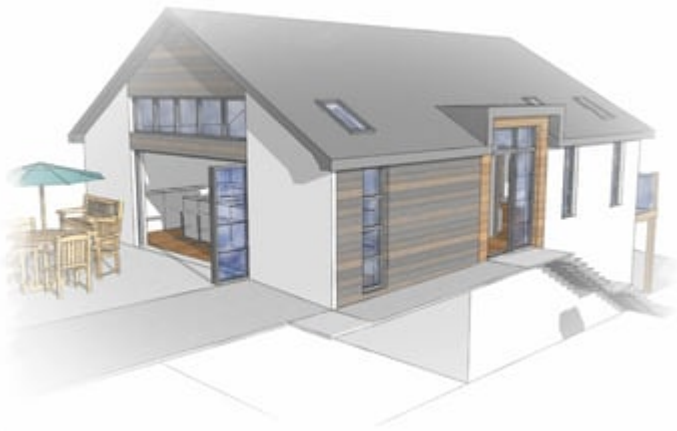
The property benefits from off road parking to 2/3 vehicles with immediate access to the front door and side path leading to -



Rear Garden Area

Laid to lawn and bound by panel fencing providing a secure and private rear garden space overlooking the adjoining fields and village.





Services

We are advised the property will benefit from mains water, electricity and drainage. Air source central heating system with thermal solar panels for hot water.

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.

Council Tax - tbc.

Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. After some 4 miles having proceeded through the villages of Ffos y Ffin and Llwynceilyn you will reach the village of Llanarth. Take the 1st left hand turning onto the B4342 Mydroilyn road after entering the village. After some 100 yards you will see the entrance to Beechwood Court on your left hand side.

