

*Attention 1st time buyer / Attention Investors. Brand New Homes. Bow Street Near Aberystwyth  
- West Wales.*



**Maesceiro New Homes (Plots 1-3), Bow Street, Aberystwyth, Ceredigion. SY24 5EW.**

**£260,000**

**Ref R/4561/RD**

**\*\*Attention 1st time buyers\*\*Ideal opportunity to get on the housing ladder\*\*Brand new 3 bed terraced homes\*\*Highly energy efficient with low running costs\*\*Private parking\*\*Walking distance to village amenities\*\*10 Year NHBC Warranty\*\*Select development within this popular coastal village\*\*Modern spacious living\*\***

**\*\*A WONDERFUL 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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## GENERAL

An exciting new select development of 3 and 4 bed homes in a quiet and private location within the popular village of Bow Street.

Towyn Marine Properties Limited are a renowned and experienced local developers offering homes of the highest standard with 10 Year NHBC Warrantees.

The homes will be of timber frame construction with full upvc double glazed heating and double glazed windows together with a modern air source heating system, complimented by solar panels on the roof assisting the low running costs of these properties.

The Accommodation provides as follows -

## GROUND FLOOR

### Entrance Hallway

With window to front, staircase to first floor, side door into -

### Lounge

17' 9" x 9' 8" (5.41m x 2.95m) with window to front, multiple sockets. Double doors into -

### Kitchen

11' 2" x 9' 8" (3.40m x 2.95m) with an opportunity to select a modern range of kitchen base and wall units and integrated appliances. Double glass doors to garden. Side door into -



### Utility Room

7' 3" x 5' 7" (2.21m x 1.70m) with door to garden and access to w.c.

## FIRST FLOOR

### Landing

With airing cupboard and access to loft.

### Front Bedroom 1

12' 6" x 9' 2" (3.81m x 2.79m) a double bedroom, window to front.

### Front Bedroom 2

9' 6" x 7' 7" (2.90m x 2.31m) with window to front.



### Rear Bedroom 3

11' 2" x 9' 8" (3.40m x 2.95m) a double bedroom, window overlooking rear garden.

### En-suite

Enclosed corner shower, w/c, single wash hand basin, heated towel rail



### Bathroom

7' 3" x 5' 9" (2.21m x 1.75m).



### EXTERNALLY

#### To the Front

The property is approached from the adjoining estate road to a designated parking area to the front of the properties.



### To The Rear

An enclosed private rear garden space predominantly 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.

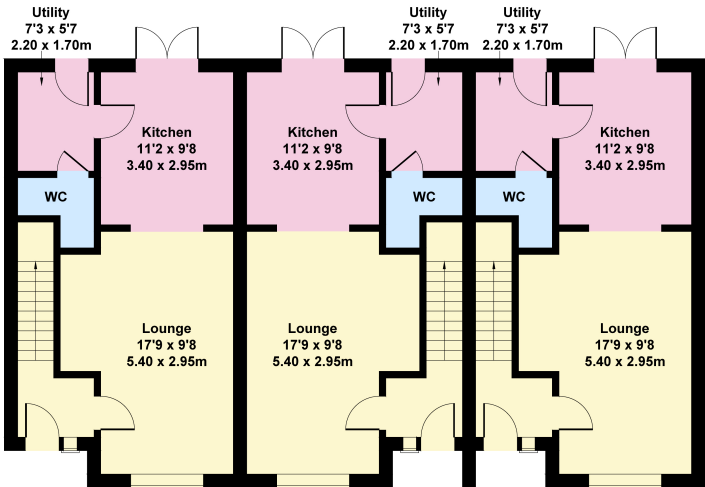
### Services

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

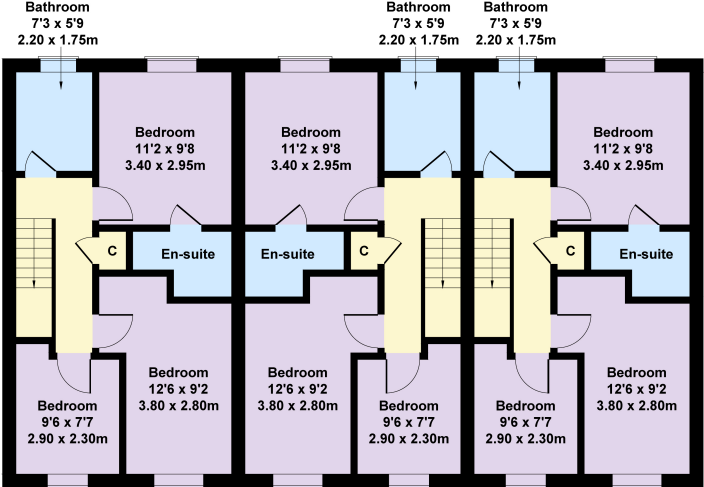
Tenure - Freehold.

Maes Ceiro Bow Street Plots 1-3

Approximate Gross Internal Area  
2842 sq ft - 264 sq m



GROUND FLOOR



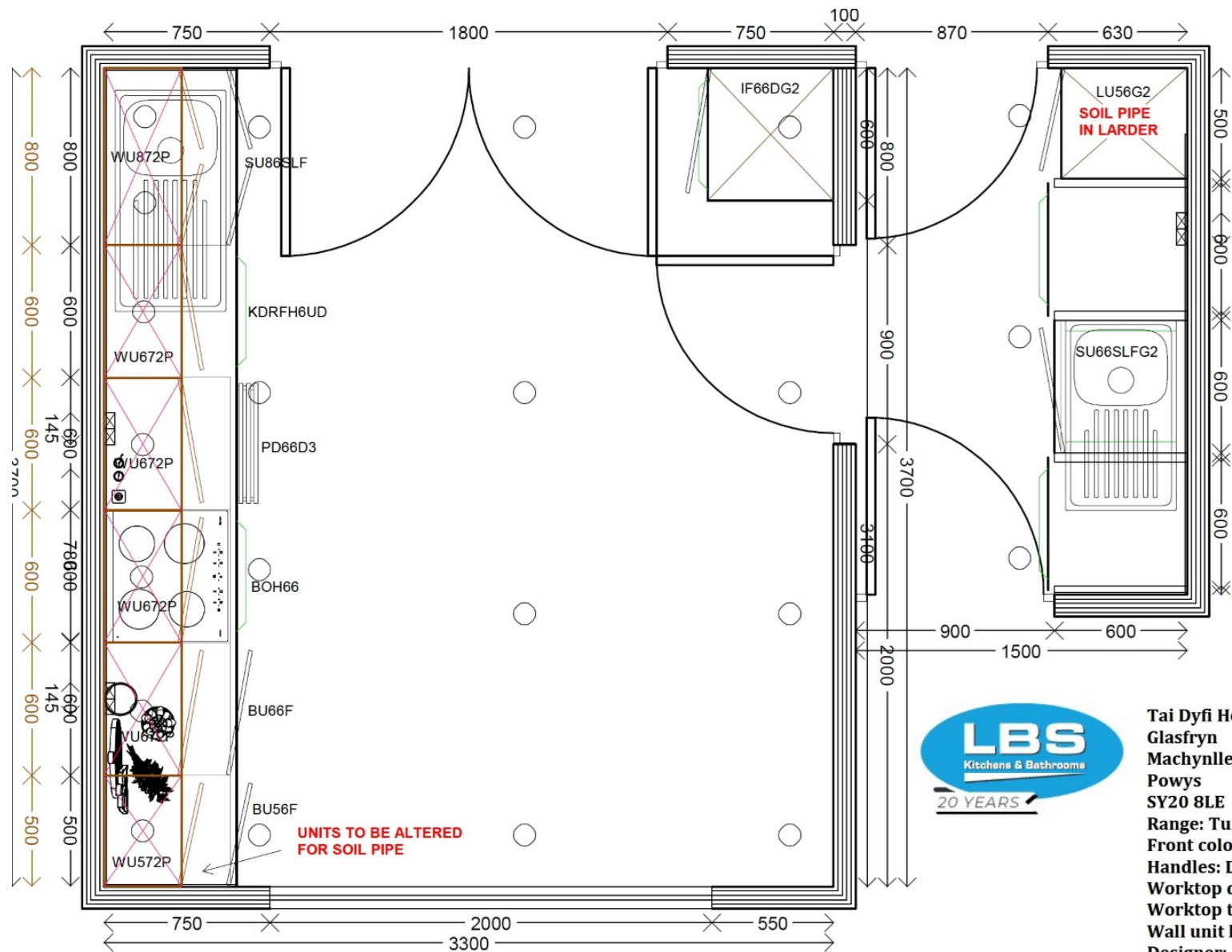
FIRST FLOOR

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









Tai Dyfi H  
Glasfryn  
Machynlle  
Powys  
SY20 8LE  
Range: Tu  
Front colo  
Handles: I  
Worktop c  
Worktop t  
Wall unit l  
Designer:

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. 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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