

LUXURIOUS NEW HOMES DEVELOPMENT 4 BED DETACHED HOUSE IN SOUGHT AFTER LOCATION NEAR CARMARTHEN TOWN CENTRE AND WEST WALES GENERAL HOSPITAL, CARMARTHEN – WEST WALES



**Plot 15 at Pantglas Bronwydd Road, Carmarthen, Carmarthenshire. SA31
2AY.**

£650,000

R/4713/RD

****Brand new 4 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 town amenities**Award-winning & highly reputable local developer** Early reservations recommended** Over 50% of the properties on site already sold**Exceptional build standard** Well thought out and flexible internal layouts** Landscaped gardens** Solar panels & air source heating** Electric car charging points****

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



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GENERAL

Cartrefi Moelfre

Since their formation in 1996 the family run company has continued to develop and evolve into one of South West Wales' premium housing developers. With projects in Carmarthenshire, Pembrokeshire & Ceredigion, Cartrefi Moelfre Homes is known for its bespoke build luxury homes which are tailored to each client.

Going above and beyond all expectations, and never compromising on craftsmanship, they offer a complete in-house development service tailored to suit each individual client from the building, fixtures and fittings to decoration and landscaping.

With regular nominations for building quality awards within Carmarthenshire, Ceredigion, Wales and the UK, the company's constant aim is to maintain and improve standards whenever possible, thus ensuring the highest quality service and satisfaction for all clients.

Their latest development at Pantglas, Carmarthen offers individually designed executive living in a highly sought after location.

LOCATION

These new homes are situated on the outskirts of the popular market town of Carmarthen, strategically positioned close to the A40 trunk road. Carmarthen offers a wealth of amenities, high street shops and services ideal for those seeking to live in a town with all their facilities within walking distance, primary and secondary schools, Glangwili General Hospital and industrial estates. The town also boasts excellent travel connections with a train and bus station.

BUILD SPECIFICATION

KITCHEN

A comprehensive range of high quality Symphony brand cabinets available including Shaker and Inline within the agreed PC sum.

Possible upgrade design choices included on appliances, worktops, door colour and styles. As standard each kitchen will include: - Ceramic hob, electric double oven, integrated fridge freezer, dishwasher, chimney cooker hood.

BATHROOM FEATURES

Contemporary sanitaryware will be installed throughout with chrome fittings.

Heated towel rails in all bathrooms and En-suites.

Prime quality wallboards included for specified areas in all bathrooms and En-suites.

Flooring included as per scheduled areas.

Additional tiling and flooring can be requested as a chargeable extra.

Cloakrooms will have splash back tiling above the basin only.

FLOORS

Bathroom & En-suite – optional as a chargeable extra.

All other flooring – optional as a chargeable extra.

INTERNAL FINISHES

Stairs with oak handrail and newels with option of oak spindles or glass balustrade.

Oak internal doors to ground floor with same option available for upstairs as a chargeable extra.

Brushed chrome ironmongery.

Skirting Board – 7inch Taurus skirting both downstairs & upstairs

Architrave – Matching Taurus style.

HEATING, ELECTRICAL & LIGHTING

Spotlights to bathrooms, kitchen, hallway and utility areas.

Air source heating throughout.

Mains electric supply smoke detectors.

TV points fitted to lounge and all bedroom.

ENERGY

EPC A rated property, highest EPC rating possible.

Solar Panels fitted to roof.

Battery storage.
Car charging point.

EXTERNALLY

Combination of stone or smooth render.
Slate tiles.
All windows U-pvc
Front doors are Composite with chrome furniture and Secure by Design locking system.
Sensor lighting as standard to the front and rear.
1.8m upvc maintenance free fence to surround the property boundaries to the developer's discretion. All boundary walls to be traditional stone clad=
Rear gardens to have resin and porcelain tiled patio area and resin paths.
All lawns drained, topsoiled and turfed.
Outside tap.

SECURITY & PEACE OF MIND

10-year structural new home LABC Warranty.
Sprinkler system.
Security lighting to front and rear.
Secure by Design external door locking system.
Mains linked smoke detectors.

ACCOMMODATION



GROUND FLOOR

Kitchen / Dining

5.36m x 6.35m (17' 7" x 20' 10")

Utility

2.70m x 1.82m (8' 10" x 6' 0")

Plant

1.06m x 1.82m (3' 6" x 6' 0")

W.C

2.44m x 1.50m (8' 0" x 4' 11")

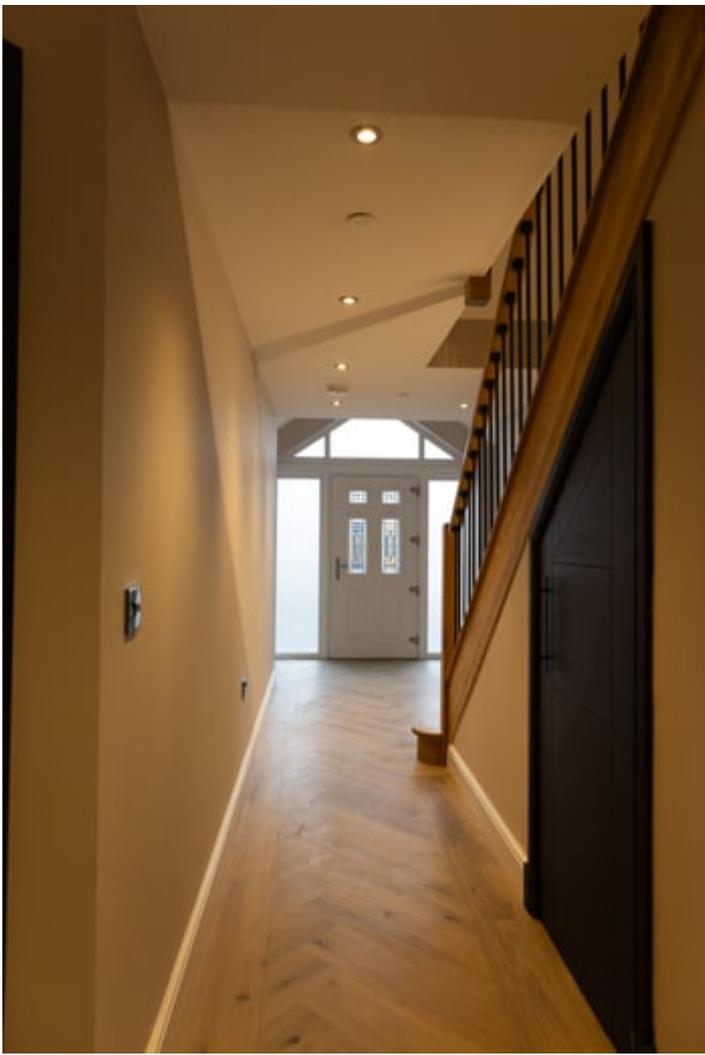
Lounge

3.59m x 5.28m (11' 9" x 17' 4")

Sitting Room

3.57m x 4.28m (11' 9" x 14' 1")

FIRST FLOOR



Master Bedroom

3.51m x 5.92m (11' 6" x 19' 5")

En-Suite

1.74m x 2.77m (5' 9" x 9' 1")

Bedroom 2

3.51m x 4.71m (11' 6" x 15' 5")

Bedroom 3

3.91m x 3.41m (12' 10" x 11' 2")

Bedroom 4

3.65m x 2.88m (12' 0" x 9' 5")

Family Bathroom

3.65m x 2.30m (12' 0" x 7' 7")

Storage

1.74m x 1.03m (5' 9" x 3' 5")

Airing Cupboard

1.03m x 1.31m (3' 5" x 4' 4")

Attic Area

9.41m x 5.20m (30' 10" x 17' 1")

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

Heading into Aberporth along the B4333 road head into the centre of the village, at the roundabout at the Morlan Hotel turn left at the roundabout, carry on for approximately 150 yards and the properties are located on the right hand side as identified by the Agents for Sale board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK

Page - 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.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

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

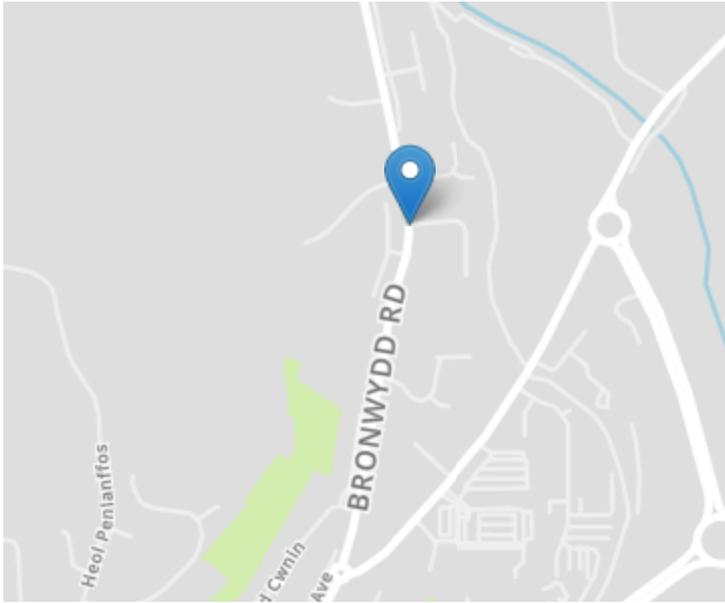
Any risk of coastal erosion? No

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



Directions

From the office turn right into Water Street and at the Traffic lights turn right into St. Catherine Street. Carry on and pass the shopping precinct / Next and at the roundabout take the first junction left through Barn Road and Richmond Terrace. At the mini roundabout turn left carry on through Prioory Street and pass Tanerdy garage and lodge. At the roundabout take the first junction off to Bronwydd Road and at the next roundabout first junction off following Bronwydd Road. Carry on for 200 yards and turn second right into Pantglas go around the right hand bend and the houses will be found at the end.

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

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