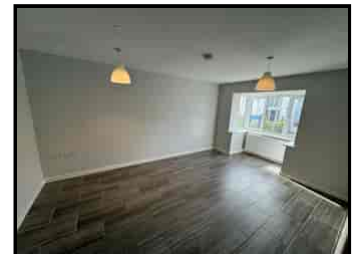


**\*\*\* FOR SALE THROUGH THE 'RENT TO OWN SCHEME' \*\*\***



**6 Maes Nawmor, Cenarth, Newcastle Emlyn, Ceredigion. SA38 9JZ.**

**£180,000**

**REF: R/4345/LD**

\*\*\* A 'Rent to Own Scheme' \*\*\* Wanting to buy your own home? \*\*\* Finding it hard to save up for that deposit? \*\*\* Then we may have the answer for you

\*\*\* Semi detached 3 bedroomed, 2 bathroomed accommodation with modern and stylish fixtures and fittings \*\*\* Air source central heating and UPVC double glazing \*\*\* Off street parking on a tarmacadamed driveway for two vehicles \*\*\* Generous rear garden area with large patio and steps leading to a level lawned area - Fully enclosed and private garden with side gated access point \*\*\* On a desirable cul-de-sac development \*\*\* Within walking distance to nearby Schools and all everyday amenities and the Tourist destination of Cenarth \*\*\* An energy efficient property

\*\*\* Interested Applicants - Please register your interest with the Sole Agents \*\*\* Guidance available on request - Subject to restrictions set by the Welsh Government. See below eligibility and criteria \*\*\* Getting on the property ladder can be a real struggle for some who aspire to own their own home



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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
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Tel:01267 493444  
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## LOCATION

The property is situated within the picturesque rural Village Community of Cenarth which lies on the Banks of the River Teifi famous for its waterfalls, coracles and good fishing, lying between the Market Towns of Newcastle Emlyn and Cardigan, only a 15 minute drive from the Cardigan Bay Welsh Heritage Coastline with several popular sandy beaches. The Village of Cenarth itself offers a number of amenities, such as Petrol Station, Village Shop, Public Houses, Cafes, Deli and various Places of Worship, along with a popular Junior School.

## GENERAL DESCRIPTION

Here we have on offer a modern well presented semi detached 3 bedroomed property.

The property is part of the Welsh Government Supported 'Rent to Own' Scheme and guidelines are set within the particulars and we request that all interested Parties contact the Sole Selling Agents.

The property is highly efficient and benefits from air source heating, double glazing. It enjoys a nice corner plot with a generous rear garden laid to lawn and patio with a side gated access point and parking for two vehicles.

We ask that interested Parties complete the Application Form in full along with the required Documents.

## THE ACCOMMODATION

The accommodation at present offers more particularly the following.

## RECEPTION HALLWAY

Accessed via a UPVC front entrance door, radiator, staircase to the first floor accommodation with understairs storage cupboard, large cloak cupboard, separate plant room with the hot water tank and air source heating controls, tiled flooring.



## LIVING ROOM

18' 2" x 11' 2" (5.54m x 3.40m) into bay. With tiled flooring and radiator.



## KITCHEN

12' 11" x 11' 2" (3.94m x 3.40m). A modern kitchen with a range of wall and floor units with work surfaces over, stainless steel sink and drainer unit with mixer tap, plumbing and space for dishwasher and washing machine, radiator, UPVC rear entrance door to the garden.



KITCHEN (SECOND IMAGE)



## SHOWER ROOM/WET ROOM

6' 8" x 5' 8" (2.03m x 1.73m). With a walk-in wet room facility, low level flush w.c., pedestal wash hand basin, radiator, extractor fan.



## FIRST FLOOR

### LANDING

With radiator, access to the loft space, airing cupboard with shelving and radiator.



## BATHROOM

7' 11" x 6' 8" (2.41m x 2.03m). Having a 3 piece suite comprising of a panelled bath with shower over, low level flush w.c., pedestal wash hand basin with shaver light and point, radiator, extractor fan.



## REAR BEDROOM 1

14' 6" x 10' 8" (4.42m x 3.25m). With radiator.



## FRONT BEDROOM 2

13' 3" x 10' 4" (4.04m x 3.15m) . With radiator.



## FRONT BEDROOM 3

9' 6" x 8' 6" (2.90m x 2.59m). With radiator.



## EXTERNALLY

### GARDEN

A generous rear garden area being totally enclosed and private being laid to patio with gravel and steps leading onto a level lawned area. The property benefits from a side Pedestrian gate.



### GARDEN (SECOND IMAGE)



**GARDEN (THIRD IMAGE)****GARDEN (FOURTH IMAGE)****PARKING AND DRIVEWAY**

A tarmacadamed driveway to the side of the property with parking for two vehicles.

**REAR OF PROPERTY****AGENT'S COMMENTS**

The Scheme offers great potential for Buyers. A modern home in a fantastic Village position which is convenient to the nearby Market Towns of Newcastle Emlyn and Cardigan.

## ELIGIBILITY AND CRITERIA

\*\*\* Your combined household income needs to be no more than £60,000 each year (a household can be one Person, or you and a Spouse/Partner, or you and a Friend)

\*\*\* You want to own your own home and see yourself still living there in two to five years' time

\*\*\* You must be in work (this includes being self employed) and ineligible for Housing Benefit or the housing element of Universal Credit.

\*\*\* You must not currently own a home anywhere in the World unless a Court Order forces you to remain on the Deed of a property where your Children reside (but you do not) and capital cannot be released

\*\*\* Subject to the above the 'Rent to Own - Wales' home you want to buy must be your principal or only home

\*\*\* At the point of application you must be unable to afford to buy a similar property on the open market or through any other home ownership initiative

\*\*\* Applicants must be financially be able to pay the rent

\*\*\* Applicants must be either a British or EU/EEA Citizen or have an indefinite leave to remain

\*\*\* Ministry of Defence Personnel will be prioritised by the Landlord in accessing the 'Rent to Own - Wales' product

\*\*\* You should be aware that your Landlord may be required to investigate any incidents where misleading information has been supplied which may result in criminal prosecution.

Applicants who supply misleading information to secure a 'Rent to Own - Wales' home will not be able to receive the gifted deposit to purchase a 'Rent to Own - Wales' property

## HOW IT WORKS

Initially you would rent the property for a period of 2 to 5 years. At the point of purchase you will then receive 25% of the rent paid over the duration of the tenancy and 50% of the increase in the property value during the period of time you have rented to use as a deposit towards purchasing the property.

## MOVING FORWARD

We encourage that after reading the eligibility and criteria you contact the Sole Agent and request the Application Form and Guidance which will then be submitted for consideration.

### Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, air source heating, UPVC double glazing, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



*For identification purposes only*

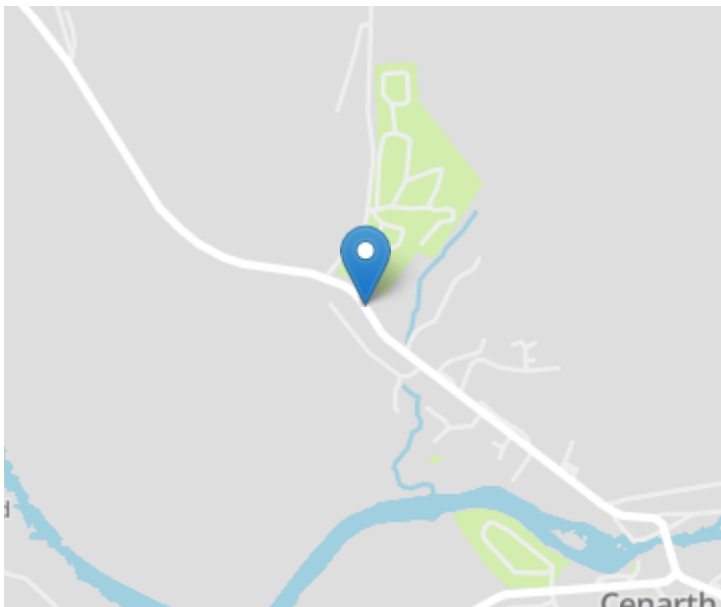
### Directions


From Newcastle Emlyn head towards Cardigan. On entering the Village of Cenarth head over the historic bridge and continue past the Petrol Station on your right hand side. Continue for a further 200 yards and the entrance to Maes Nawmor will be on your right hand side. Continue through the Estate and Number 6 will be located thereafter on your right hand side, as identified by the Agents 'For Sale' board.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@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



| Energy Efficiency Rating                           |           |   |
|--|-----------|---|
|  | Current   | Potential   |
| <i>Very energy efficient - lower running costs</i> |           |   |
| (92+) <b>A</b>                                     |           | <b>96</b>   |
| (81-91) <b>B</b>                                   | <b>84</b> |   |
| (69-80) <b>C</b>                                   |           |   |
| (55-68) <b>D</b>                                   |           |   |
| (39-54) <b>E</b>                                   |           |   |
| (21-38) <b>F</b>                                   |           |   |
| (1-20) <b>G</b>                                    |           |   |
| <i>Not energy efficient - higher running costs</i> |           |   |
| <b>England, Scotland &amp; Wales</b>               |           | EU Directive 2002/91/EC  |

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

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

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