

Regulated by:



RICS



Since 1989

Impressive and characterful brand new 4 bedroom family home. Cardigan. Near Gwbert, West Wales.



Dolfor, Plot 3, Cae'r Winllan, Gwbert Road, Cardigan, Ceredigion. SA43 1PH.

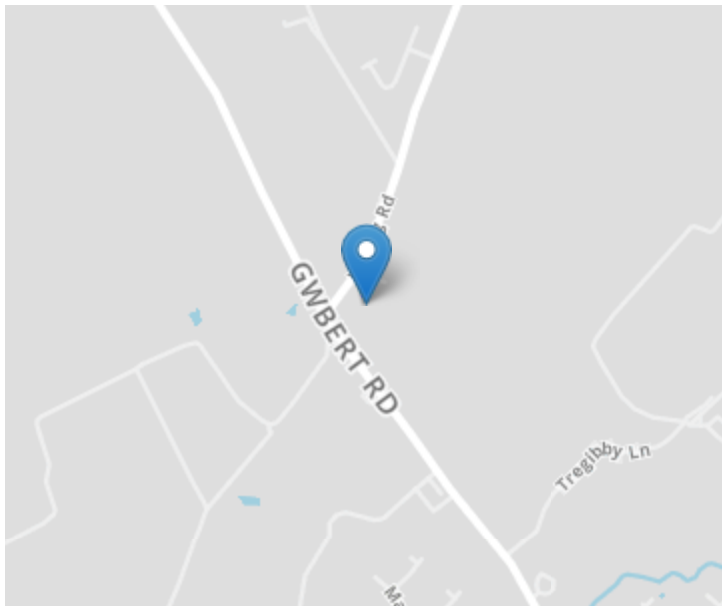
R/3927/RD

£540,000

**** Exceptional high standard ** Only 5 remaining **4 bed family home ** No expense spared on fixtures and fittings ** Renowned and award winning local developer ** Impressive scale and standard of living accommodation ** Set within commodious plot with private rear garden ** Private driveway with ample parking for 4+ vehicles ** Ready to view ** House can be completed within 2 months ** Walking distance to town centre amenities ** 10 minutes walk to Gwbert estuary ****

**** AN EXCITING OPPORTUNITY TO SECURE AN EXQUISITE PROPERTY WHICH WON'T BE AROUND FOR LONG ****

The property is situated within the popular coastal and estuary town of Cardigan offering a good level of local amenities and services including primary and secondary schools, new community hospital, theatre and cinema, traditional high street offerings, retail park, industrial estates, 6th form college, excellent leisure and public transport facilities and being in close proximity to Gwbert estuary and the Pembrokeshire National Park is also within some 10 minutes drive of the property.



GENERAL

An exciting new development from Cartrefi Moelfre Homes, one of the most respected home builders within the West Wales region.

An award winning company, the development site at Cae'r Winllan continues their reputation of providing exceptional quality, high efficiency with low running costs and with no expense spared on fixtures and fittings.

An exclusive and sought after development of some 6 houses, with only 5 remaining.

Each house sits within large plots with ample private rear garden space, parking and the option of the erection of a garage. Plot 3 already has the garage in place.

If you catch the houses early you will have the option to choose your own kitchen and bathroom as well as flooring and tiling etc.

The homes are highly insulative with energy efficient air source heating systems and to the latest modern and economic standards. Under-floor heating throughout.

A full set of drawings are available via the estate agents but viewing at the earliest opportunity is encouraged.



GROUND FLOOR

Entrance Porch

1.9m x 1.5m (6' 3" x 4' 11") accessed via composite door with window to front.

Entrance Hallway

1.7m x 1.9m (5' 7" x 6' 3") with access to -

Cloakroom

2.1m x 2.6m (6' 11" x 8' 6") being 'L' shaped with space for a walk-in shower, WC, single wash hand basin.

Lounge

3.4m x 6.3m (11' 2" x 20' 8") a good size family living room with dual aspect windows to front and rear, multiple sockets, TV point, access to rear hallway and lobby with separate storage cupboard and connecting door into -

Open Plan Kitchen and Dining Room

6.3m x 3.2m (20' 8" x 10' 6") also accessible from the entrance hallway with dual aspect windows to front and rear gardens, an opportunity to secure your own kitchen layout with ample space for quality kitchen with integrated appliances, dishwasher connection etc, sink and drainer. Dining area with space for 6+ persons table, multiple sockets and side access to -

Walk-In Pantry

1.4m x 1.8m (4' 7" x 5' 11") with window to rear garden and ample shelving.

Utility Room

1.8m x 2.2m (5' 11" x 7' 3") space for base and wall units, side window, sink and drainer, external door to front, washing machine connection point.

FIRST FLOOR

Landing

with airing cupboard and Velux rooflight over.

Bedroom 1

3.4m x 3.2m (11' 2" x 10' 6") double bedroom suite with rear window to garden, multiple sockets, radiator, access to:

Open Plan Dressing Room and En-Suite

3.8m x 1.8m (12' 6" x 5' 11") with space for separate panelled bath, single wash hand basin, WC, heated towel rail and dressing area with ample space for shelving and racking.

Bedroom 2

2.8m x 2.7m (9' 2" x 8' 10") double bedroom with window to front, multiple sockets, radiator.

Bedroom 3

3.5m x 3.1m (11' 6" x 10' 2") double bedroom, window to front, multiple sockets, radiator.

Bedroom 4

3.5m x 3.1m (11' 6" x 10' 2") double bedroom, window to rear, multiple sockets, radiator.

EXTERNALLY

To Front

The property is approached via the adjoining estate road into a walled garden area with tarmacadam driveway leading through to garage and side footpath leading through to -





To Rear

Predominantly laid to lawn and enclosed, being completely private with extending patio area from the rear lobby.



Detached Garage

6.3m x 4.6m (20' 8" x 15' 1") with up and over door, side windows and pedestrian door.



MONEY LAUNDERING REGULATIONS

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.

TENURE

The property is of Freehold Tenure.

Services

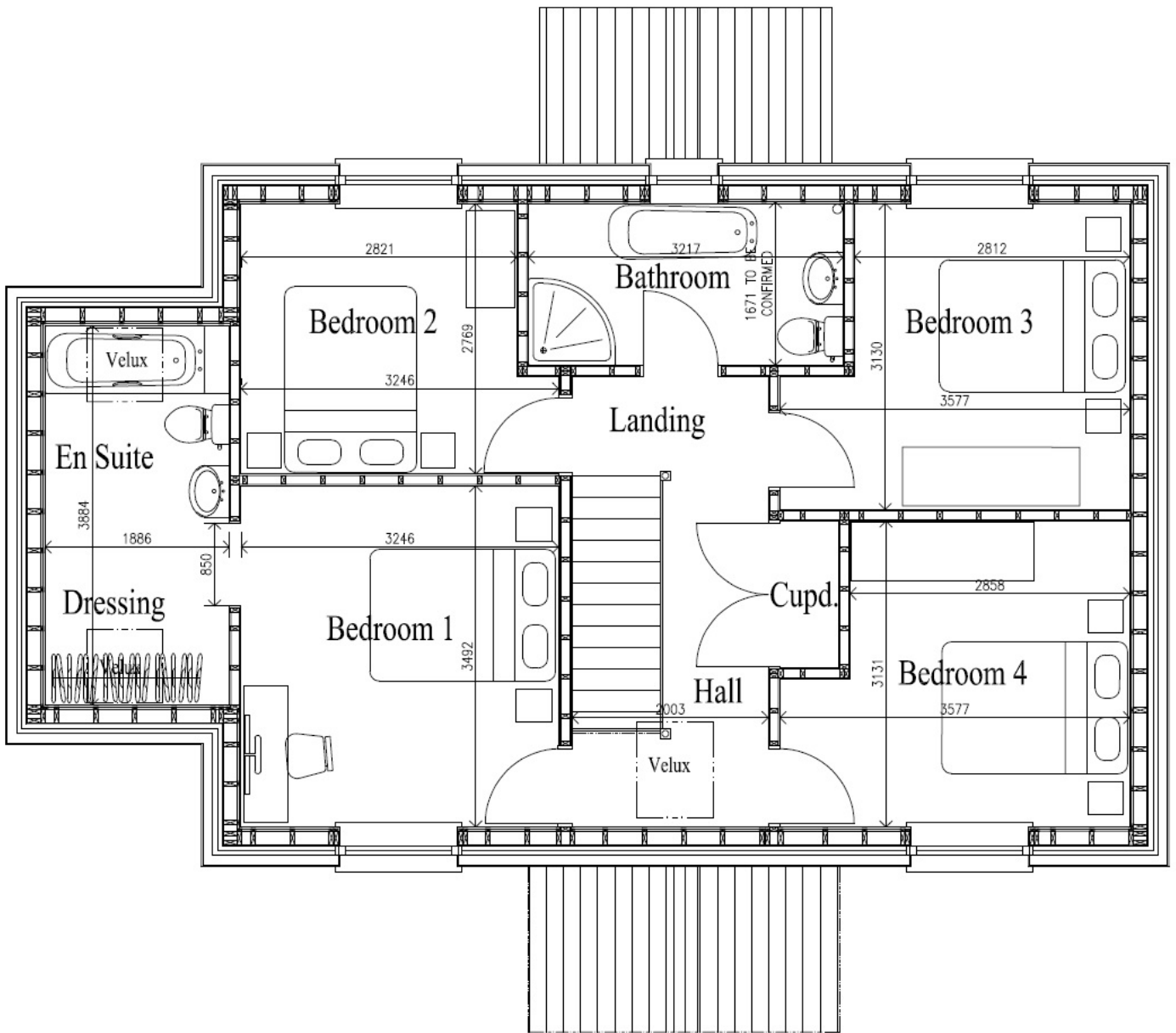
We are advised the property benefits from mains water, electricity and drainage. Air source central heating.

Council Tax banding to be confirmed.

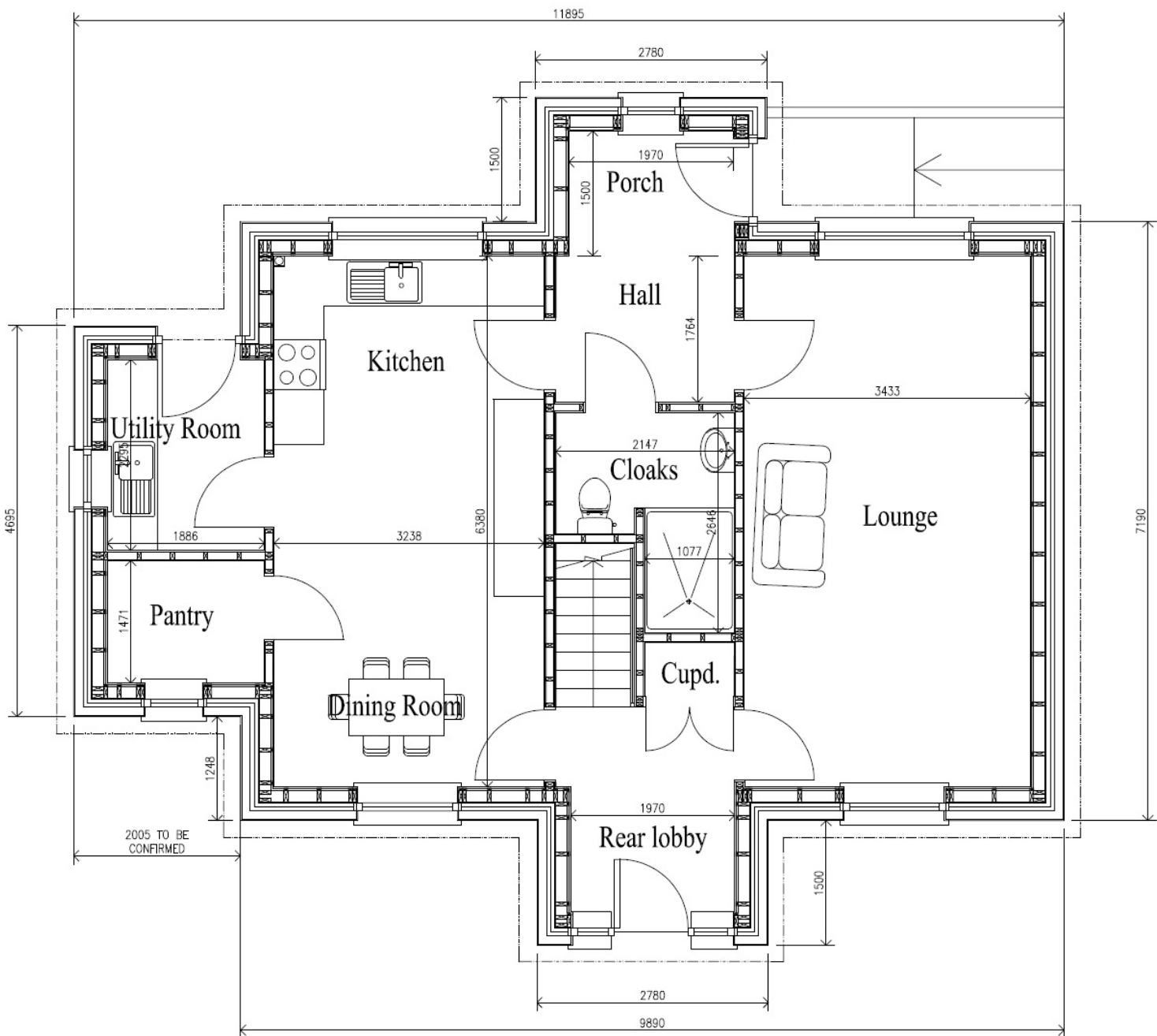
Directions

From North Road, Cardigan heading out of the town centre proceed towards Gwbert on the B4548 adjoining the Cardigan Bowls Club and Rugby Club and proceed along Gwbert Road for approximately ½ mile travelling through the mini roundabout and after passing a straight of large houses on your right hand side there is a sign post turning to Ferwig, take the right hand exit here and after some 100 yards the entrance to Llwynpia is on your right hand side. Enter the estate road and bear right and the entrance to the new homes is immediately in front of you.





First Floor Plan 1:50th Scale



Ground Floor Plan 1:50th Scale