

*Attention 1st time buyers. Modern 3 bed Affordable Home. Caerwedros Near New Quay/Cwmttydu/Llangrannog - West Wales.*



**Haulfryn Caerwedros, Nr New Quay, Ceredigion. SA44 6BS.**

**£190,750**

**R/4883/RD**

**\*\*Attention first time buyers\*\*Don't miss out ! \*\*3 Beds\*\*Double glazing\*\*Under floor heating\*\*Air source heating\*\*Private Parking\*\*Front Garden\*\*Lovely views over open fields towards the coast in the distance \*\*High Specification with low running costs\*\*A GREAT OPPORTUNITY TO GET ONTO THE HOUSING LADDER\*\***

The accommodation provides ground floor - Entrance Hall, Lounge, Kitchen/Dining Room, Downstairs Cloak Room and WC.  
To the first floor - 3 Bedrooms, Bathroom and WC.

Located within a small private cul de sac on the fringes of the village community of Caerwedros, near to Nanternis and Llwyndafydd and less than 2 miles from the sea at the picturesque secluded coves of Cwmttydu. Easy reach of the coastal resort and seaside fishing village of New Quay and some 10 miles from the Georgian harbour town of Aberaeron. An easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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**CARMARTHEN**  
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## GENERAL

The occupation of these properties are subject to Ceredigion County Council Affordable Housing Guidelines. Should you require a copy of the guidelines please do not hesitate to contact us.

Purchasers must qualify with Ceredigion County Council's affordable home policies. Guidance can be found here:

<https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

## GROUND FLOOR

### Entrance Hall

19' 8" x 6' 7" (5.99m x 2.01m) with laminate flooring



### Lounge

14' 8" x 10' 4" (4.47m x 3.15m) with laminate flooring,







## Kitchen

12' 9" x 11' 5" (3.89m x 3.48m) with a modern fitted range of base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated appliances including a Prima stainless steel oven and electric hob unit with stainless steel cooker hood over, fridge and freezer and laminate flooring



## Downstairs Cloak Room and WC

with laminate flooring



## FIRST FLOOR

### Landing

with built in airing cupboard



## Front Double Bedroom 1

13' x 10' 4" (3.96m x 3.15m) (max.) 7'6" (min) with views to coast in the distance, radiator, multiple sockets



**Rear Double Bedroom 2**

13' 1" x 10' 4" (3.99m x 3.15m) with window to rear, multiple sockets, radiator, wardrobe space



**Front Single Bedroom 3**

9' 5" x 7' 1" (2.87m x 2.16m) with built in cupboard, window to front, radiator, multiple sockets





## Bathroom

7' 10" x 6' 7" (2.39m x 2.01m) half tiled with a white suite comprising of a bath with shower over, wash hand basin and toilet



## EXTERNALLY

### EXTERNAL

TO FRONT - Enclosed garden laid to lawn with mature hedgerow boundary, seating area.

TO REAR - Parking area access from the estate road, finished in gravel with footpath to the front of the house and the kitchen to the rear of the house

## 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 ARRANGEMENTS

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

Mains electricity and water. Drainage. Air source heating.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

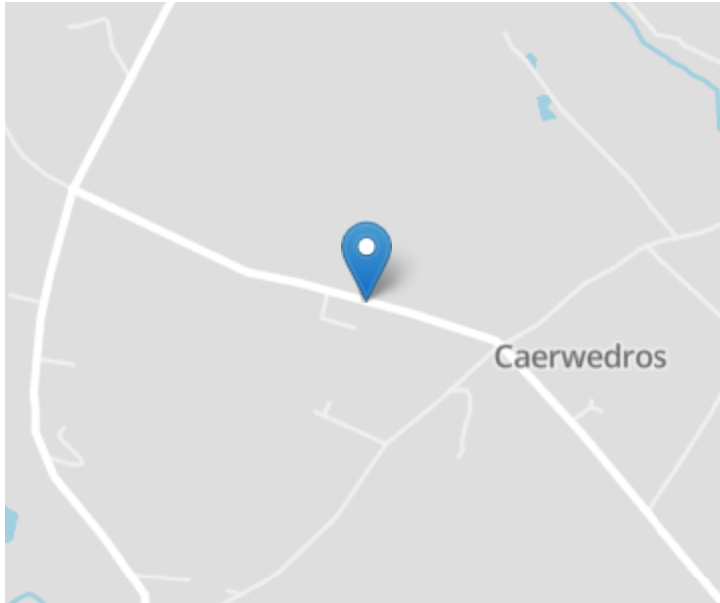
**Any risk of coastal erosion?** No

**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 Aberaeron proceed south-west on the A487 coast road through the village of Synod Inn for a further 1/2 a mile to next crossroads and turn right alongside small Church towards Caerwedros. Follow this road into the village of Caerwedros. Carry straight on at crossroads and after you pass a newly built Village Hall on the right hand side, this development is next on the left identified by the Agents For Sale board.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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