

Outstanding 4 bedroom new build dormer bungalow set in an elevated position boasting country views over the Clettwr valley. Capel Dewi, Llandysul.



Hazelwood, Capel Dewi, Llandysul, Ceredigion. SA44 4PL.

£550,000

A/5365/NT

**** Superb high quality new build property ** Ofering spacious 4 bedroom accomodation ** Located standing produdly over the Clwttr valley boasting incredible rural views ** Set in 2 acres of grounds ** Ample parking for several cars ** High quality finishes throughtout ** Highly efficient home with underfloor heating, 3KW solar panels and oil fired central heating ** Planning for double garage ** Perfect family home ** Haven for local wildlife ** Extensive level lawn area with timber garden shed and variety of raised vegetable beds and fruit trees ****

A true country gem, worthy of an early viewing!

Here lies a highly desirable country smallholding situated within the scattered rural Village of Capel Dewi, just 2.5 miles from the Market Town of Llandysul, some 8 miles from the University and former Market Town of Lampeter, within easy reach of the Cardigan Bay Coast and Carmarthen, to the South, with National Rail and Motorway Networks, along with Glangwili General Hospital.



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The Property

A self build property that has been built to an excellent standard of finish. A 10 year warranty will be issued with it from Advantage Structural Warranty. The property benefits from an oil fired central heating system, 3KW solar output system, full double glazing, smoke alarm system, underfloor heating and individual room control thermostats. An attractive feature is the bespoke made home feld timber staircase.

The property sits in approximately 2 acres of land including an extensive lawned area and some woodland.

Open plan Kitchen, dining & living area

9.9m x 7.5m (32' 6" x 24' 7") A spacious, socialble room with the kitchen comprising of a range of good quality base units with oak working surfaces above, 1 1/2 drainer sink, triple aspect including patio doors to side. Beko electric cooking range oven with 7 Ring LPG gas hob above, extractor fan over, integrated dish washer, wine rack and chiller unit, spotlights over, tiled floor. Bespokely made taircase which has been made from home feld timber from the property. Underfloor heating, doors to -



Shower / Wet Room

3.2m x 2.6m (10' 6" x 8' 6") A beautifully appointed towel-less bathroom suite comprising of a large walk in shower unit with glass block wall, rainfall shower head, feature body dryer, vanity unit with his & hers wash hand basins, low level flush WC, feature hand drier, tiled walls & floor, window to rear, spotlights.



Utility

1.54m x 2.68m (5' 1" x 8' 10") Plumbing for automatic washing machine, plantroom for the solar system and underfloor heating manifold.

Bedroom 2

3.3m x 4.1m (10' 10" x 13' 5") Patio doors to side, tiled floor, under floor heating and inset spotlights.



Bedroom 1

4.06m x 3.27m (13' 4" x 10' 9") Patio doors to side, under floor heating. window to front, tiled floor and inset spotlights over.



Bedroom 3

4.1m x 6.6m (13' 5" x 21' 8") Triple aspect with patio doors out to Balcony with lovely rural views.



Master Bedroom

5.5m x 6.6m (18' 1" x 21' 8") Triple aspect with patio doors to balcony. Lovely window seat.



Landing

2.62m x 4.2m (8' 7" x 13' 9") Window to rear with seat area, Ideal as a home office. Doors to -





Bathroom

3.88m x 2.8m (12' 9" x 9' 2") A contemporary white suite comprising of a Victorian style free standing roll top bath with mixer tap and shower attachment. Window to front boasting glorious rural views, duel level flush WC, pedestal wash hand basin, radiator and heated towel rail, engineered oak flooring.



Externally

The property sits in attractive and extensive grounds ammounting to 2 acres or thereabouts. Being fully enclosed by ranch fencing. The proeprty is approached via a gated

drive which leads up to the main parking area to the front and side of the property. There is planning to erect a double garage to the side of the property. Beyond this is an extensive level lawned area with pathway leading to a kids playing area. Gates intersect a further garden area which include a detached workshop, raised vegetable beds and borders with water connected, and a variety of fruit trees. below the drive is a section of woodland.





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/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

Services

We are advised the property benefits from mains water and electricity. Oil fired central heating. Private drainage to septic tank.

Tenure - Freehold.

Council tax band - E (Carmarthenshire County Council)

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Gated. Private.

Heating Sources: Oil. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: Level access. Level access shower. Ramped access. Step free access. Wet room. Wide doorways.

Mobile Signal

4G data and voice

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

Existing Planning Permission

Title: Minor amendment to planning permission A101002 - amended plans., Submitted Date: 30/11/2022 00:00:00, Ref No: A220962, Decision: APPROVED, Decision Date: N/A Title: Variation of condition 2 of planning permission A101002 - amended plans., Submitted Date: 15/07/2022 00:00:00, Ref No: A220601, Decision: WITHDRAWN, Decision Date: N/A Title: Defnyddio fel annedd Use as dwelling, Submitted Date: 04/05/2007 00:00:00, Ref No: A070551CL, Decision: CERTIFICATE GRANTED, Decision Date: N/A Title: Codi annedd Erection of a dwelling, Submitted Date: 03/03/2007 00:00:00, Ref No: A070281, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



Directions

From Carmarthen take the A 485 North towards Lampeter travel through Peniel, Rhydargaeau and Alltwalis, continue up the hill and having Passed Windy Corner Garage turn left B4459 Pencader Road. Continue on this road through Pencader village and onto Llanfihangel AR Arth. At the Cross Roads go straight on continue on the B4459 and enter the village of Capel Dewi and turn right, start to climb the hill and after a short distance on a sharp right bend turn left. Carry on for a 100 yards the property entrance will be found on the right hand side.

What3words ///marketing.digests.magic

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail carmarthen@morgananddavies.co.uk

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To keep up to date please visit our Website, Facebook and Instagram Page.

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