

PHASE 4 NOW RELEASED! AFFORDABLE HOME. Brand new high specification home 3 bed home. Near Aberaeron/Llanon, Cardigan Bay. West Wales commuter belt.



**Plot 25 (Affordable Home), Cae John, Cross Inn, Llanon, Ceredigion. SY23
5NT.**

£153,300

R/4053/RD

**** AFFORDABLE HOME **** Phase Four now being released **** Brand new 3 bed (en suite) home **** Attention first time buyers
**** NHBC warranty for 10 years **** Modern living **** Perfect for the family **** Private garden **** Full double glazing **** Low
running costs **** Efficient heating systems **** Modern design **** Off road parking **** Pleasant rural location **** Renowned local
developer **** Ready late 2024/early 2025 ******

**** DO NOT MISS THIS OPPORTUNITY ****

A rare opportunity within this rural area, only 6 miles distance from the picturesque harbour town of Aberaeron offering a comprehensive range of shopping, schooling and leisure facilities, approximately 12 miles equidistance from the university towns of Aberystwyth and Lampeter. An extremely popular area with those desiring the country life.



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GENERAL

An opportunity to acquire a high specification 3 bed semi-detached home from this renowned local developer.

Dyfed Homes are releasing Phase 4 of this exciting scheme which offers 1st time buyers an opportunity to get onto the housing ladder or investors to secure properties with low maintenance and running costs.

The previous phases have been a renowned success with happy customers throughout enjoying a high quality build and specification of these impressive new build properties.

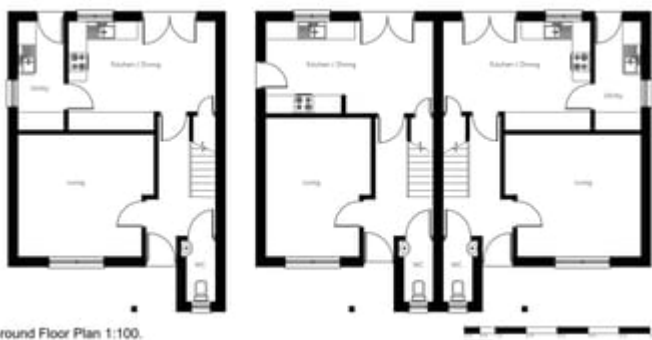
The last phase sold out quickly and we would encourage those with an interest to contact us at their earliest opportunity.

In terms of specification please note that flooring is included within the kitchen and dining areas, utility and WC, bathroom and en-suite rooms.

Please note that qualifying purchasers must ensure that they meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements. Details of the qualification can be found via:

<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



EXAMPLE PHOTOS ONLY

Covered Front Entrance/Porch

Entrance via composite door.

Entrance Hallway

Cloak Room Off

With low level flush toilet and single wash hand basin.



Lounge

3.9m x 4.4m (12' 10" x 14' 5") a good sized family room with large window to front, TV point, Multiple sockets.





Kitchen/Dining Room

4.7m x 3.5m (15' 5" x 11' 6") offering fully fitted kitchen including electrical appliances and stainless steel 1½ sink and drainer unit, multiple sockets, extractor fan to cooker, oak flooring, rear patio doors to garden.



FIRST FLOOR

Bedroom 1

3.9m x 3.2m (12' 10" x 10' 6") with large window overlooking rear, large double room with multiple sockets, TV point.



Bedroom 2

3.57m x 2.99m (11' 9" x 9' 10") a double room with large window to front, multiple sockets, TV point.



Bedroom 3

2.58m x 3.29m (8' 6" x 10' 10") a single bedroom with large window to front.



Bathroom

2.01m x 2.42m (6' 7" x 7' 11") with white sanitary ware, panelled bath with shower over, single wash hand basin, dual flush WC, heated towel rail, obscure glass window to rear.



EXTERNALLY

To the Front

To the front the property is approached from the adjoining estate road into a private parking area with space for up to 3 vehicles with frontal path leading to the main door.





To the Rear



A side footpath leading through to rear garden

NOTE

* Please note that the images are example photos only *

TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

MONEY LAUNDERING REGULATIONS

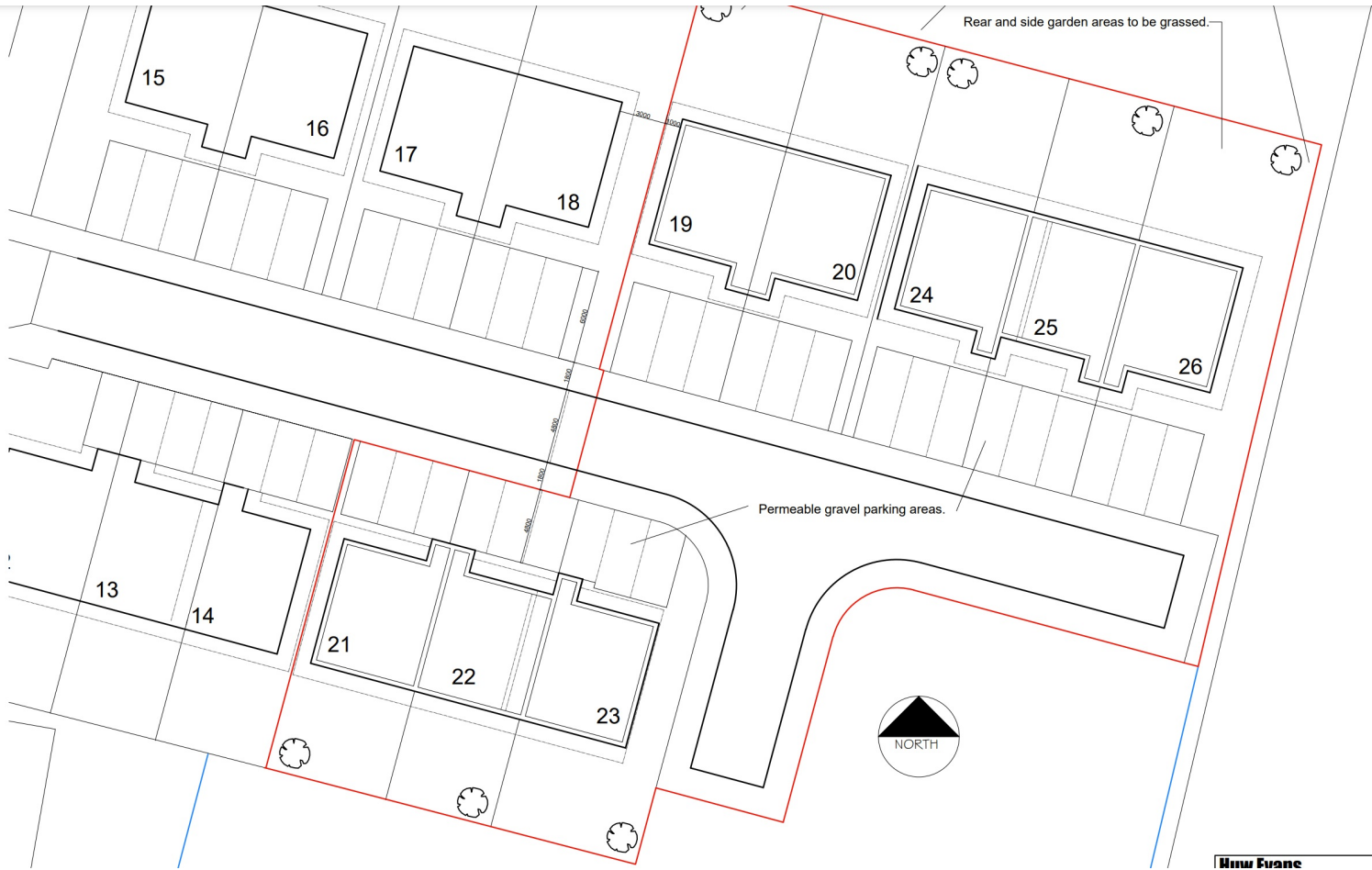
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

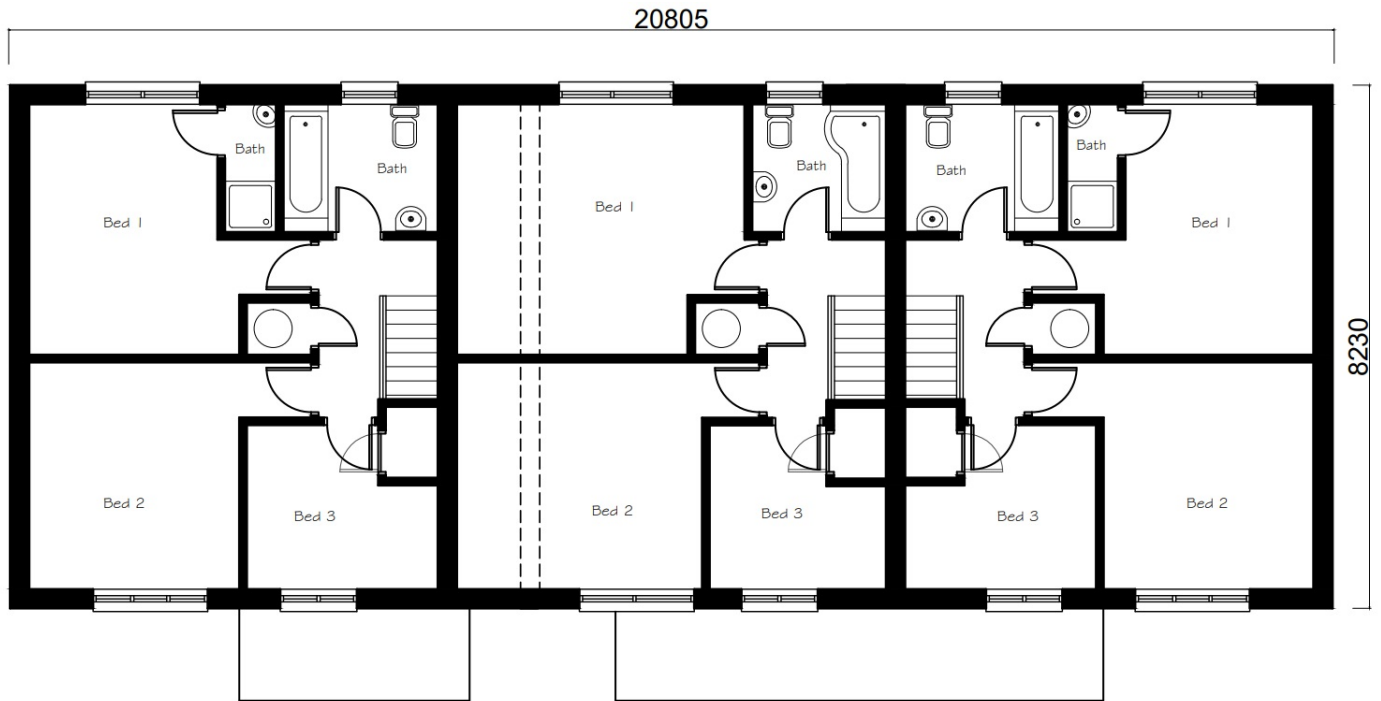
Services

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

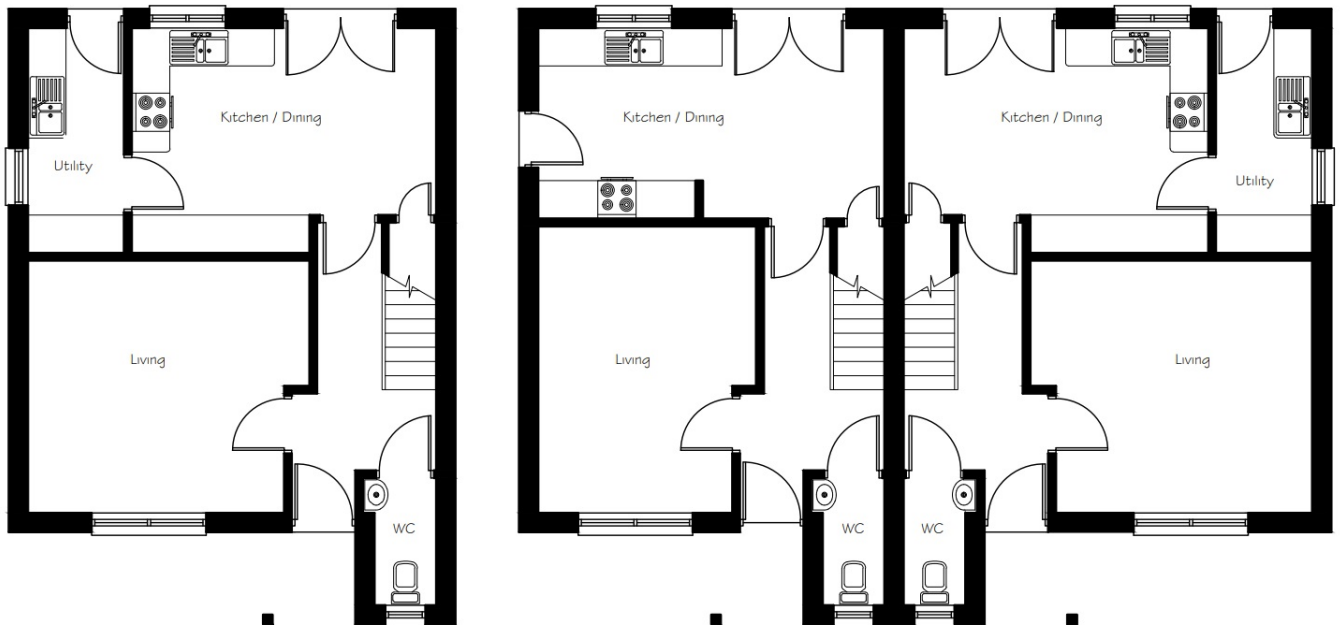
Council Tax - TBC

EPC - TBC



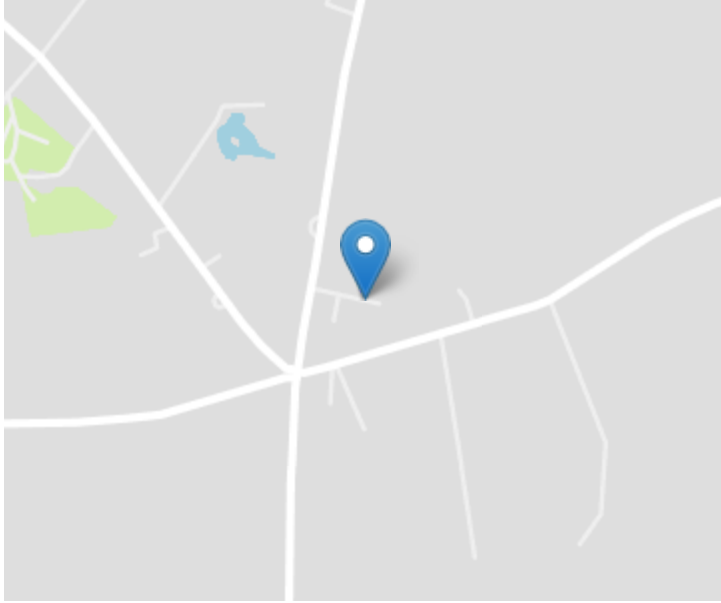


First Floor Plan 1:100.



Ground Floor Plan 1:100.





Directions

Travelling from Llanrhystud on the A487, head north from the A487 on the village crossroads towards B4337 sign posted Lampeter. Proceed along this road for approximately 4 miles travelling through the village of Nebo, continue along this road for approximately another ½ mile and the development can be seen on the left hand side before you reach the crossroads at Cross Inn. The site is identified by the developer and the Agents For Sale Board.

For further information or to arrange a viewing on this beautiful property, contact us:

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