



**3 CEFN CEIRO
LLANDRE
SY24 5DX**



- **BRAND NEW, EXECUTIVE AND ARCHITECT DESIGNED FAMILY HOME**
- **LARGE LOUNGE, OPEN PLAN FAMILY, DINING ROOM & KITCHEN**
 - **5 BEDROOMS, 3 BATHROOMS & INTEGRAL GARAGE**
- **CONVENIENT POSITION WITHIN THIS SOUGHT-AFTER VILLAGE**
 - **LARGE PLOT WITH AMPLE PARKING, GARDENS & VIEWS**

Offers invited in the region of

£575,000

DESCRIPTION

AN EXCITING OPPORTUNITY TO BUY THE HOUSE OF YOUR DREAMS!

A Brand New, Executive and Architect designed 5-Bedroom family home, situated on a small residential development within the much sought after and popular village of Llandre.

The property, which is nearing the end of completion offers well laid out and spacious accommodation, with underfloor heating to the ground floor and to include 5-bedrooms - 2-en suite shower rooms, a generously laid out family bathroom and a large Lounge with adjoining and equally well-proportioned open plan Kitchen/ Dining and Family Room.

To the exterior, the property is set on a large plot with views over open fields and the village of Bow Street from the rear gardens and patio. Integral Garage and large Block Paved driveway providing parking for several vehicles.

LOCATION

The property is situated within the popular and much sought after village of Llandre, some 5-miles north of the west Wales University and coastal town of Aberystwyth.

The adjoining village of Bow Street offers amenities to include General Stores and Post Office, 2 Pubs/ Restaurants, 2 Takeaway Premises, Primary School and recently completed Railway terminus, giving easy access to Aberystwyth or Machynlleth and the north Wales coast and to Shrewsbury, the Midlands and beyond. The popular coastal village of Borth with its sandy beaches is within 3-miles.

ACCOMMODATION – of approximate dimensions

Main entrance door into:

HALLWAY

Stairs to first floor accommodation, walk in storage cupboard and doors off to:

CLOAKROOM

6'2 x 3'9

Tiled floor, low level flush WC, vanity wash hand basin with cupboard beneath, double glazed window to fore and extractor fan.

LIVING ROOM

16'3 x 13'7

Oak style flooring, double glazed Bay window to front, double doors through to:

OPEN PLAN KITCHEN DINING ROOM

28'1 x 16' max/ 11'9 min

Tiled floor, double glazed windows to rear and side, bi-fold doors to rear with views, understairs storage cupboard, spot lighting, door back to Main Hallway and door through to:

UTILITY ROOM

11'2 x 6'4

Base and wall units, space and plumbing for washing machine Double glazed window to rear and double-glazed rear entrance door, tiled floor and door to:

INTEGRAL GARAGE

17'3 x 11'

Double glazed window to rear, roller door to front.

FIRST FLOOR ACCOMMODATION

MAIN LANDING

Entrance to loft area above, double storage cupboard and doors off to:

BATHROOM

7'7' x 6'10

P- Shaped bath with 'rain' and shower head over, low-level flush WC, double-glazed window to rear, ladder style radiator and vanity wash hand basin.

BEDROOM ONE

11'1 x 10'1

Double glazed window to front, radiator, walk in wardrobe/ cupboard.

BEDROOM TWO

16'1 x 11'3

Double glazed window to front, radiator and doors to:

WALK IN WARDROBE

7'9 x 4'11

Radiator and lighting.

EN SUITE

7'9 x 5'10

Large glazed and shower cubicle with 'rain' and shower head over, low-level flush WC, double-glazed window to rear, ladder style radiator and vanity wash hand basin. Tiled floor.

BEDROOM THREE

9'4 x 9'1

Double-glazed window to rear and radiator

BEDROOM FOUR

12'4 max x 10'5

Double-glazed window to rear and radiator

BEDROOM FIVE

12' min x 10'5 min

Double-glazed square bay window to front, large built-in wardrobe, radiator and door to:

EN SUITE

7'10 x 3'10

Large glazed and shower cubicle with 'rain' and shower head over, low-level flush WC, double-glazed window to side, ladder style radiator and vanity wash hand basin.

EXTERNALLY

Situated on a large plot. And consisting of a garden and large block paved driveway to the front. Further garden to the rear with open views and paved patio area.

TENURE

We are advised that the property is Freehold.

SERVICES

We are advised that Mains Electricity, Water and Drainage is connected to the property, with an Air Source central heating system.

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

what3words

///documents.relate.years

DIRECTIONS

Proceed through the village of Bow Street in a northerly direction and turn right towards Llandre, proceed for a short distance and the entrance to Cefn Ceiro will be found on the left-hand side of the road. Enter the development and the property is the third property on the left.

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

EPC

CURRENT 76C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-3736-8060-2399-0245>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.