MORGAN & DAVIES
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Local knowledge, National coverage

Luxurious NEW HOMES DEVELOPMENT - 4 bed detached House in sought after village location. Near New Quay and Aberaeron. Cardigan Bay - West Wales









The Grantham (Plots 2, 3, 10, 16, 24) Caeau Gwynfryn, Llanarth, Ceredigion . SA47 0AA.

£440,000

Ref R/4670/RD

Brand new 4 bed detached home Highly efficient homes with low running costs** Private off-road parking or garage (where applicable)** Finished to high specification**Secure yours early for an opportunity to select your own kitchen, bathrooms and flooring!**Walking distance to village amenities** 3 miles from Cardigan Bay Coastline – New Quay & Aberaeron**Renowned & highly reputable local developer**Help To Buy Available on selected homes**Early reservations recommended** Exceptional build standard** Well thought out internal layouts** Wonderful woodland setting & landscape** Solar panels & air source heating** Electric car charging points**

**THESE WON'T BE AROUND LONG!!*

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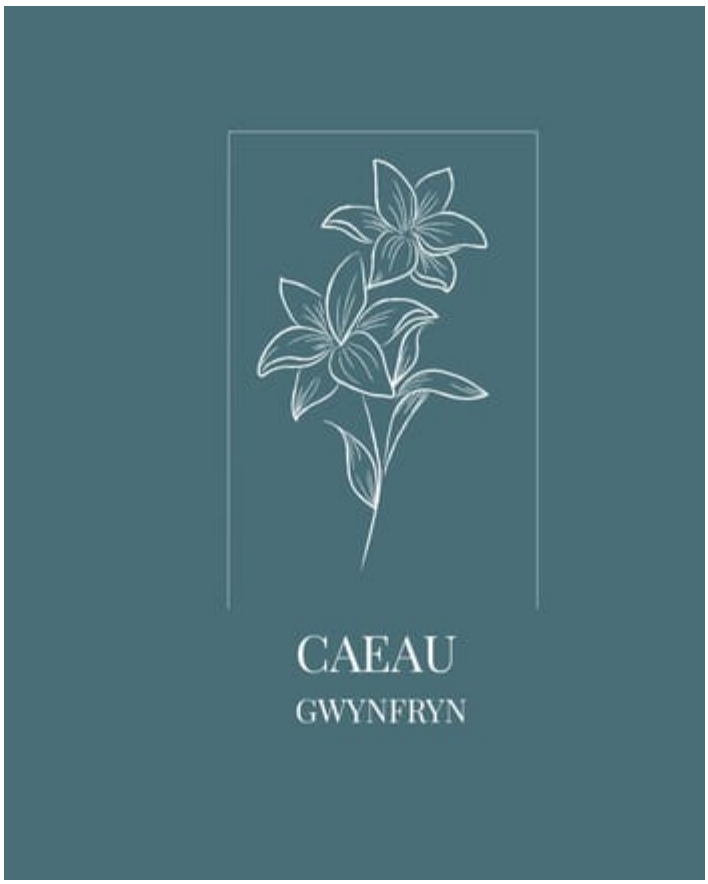
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OBSIDIAN PROPERTY

Obsidian Property Developments is a progressive, innovative developer whose three founders have a combined total of more than seven decades' experience in the property industry. We place an emphasis on integrity and excellence and are committed to creating distinctive, high-quality homes that are a joy to live in.

We have created a friendly, fun, thriving and effective work environment for our trusted team, who work with determination and attention to detail to deliver excellence for our discerning purchasers. We do this at affordable prices, always striving to understand our clients' needs, and we take huge pride in handing over the keys to the excited buyers on completion.
Our core commitment is to ensure that our buyers are completely satisfied, and we relentlessly strive to build on our solid reputation.



LOCATION

These new homes are situated within the popular coastal village of Llanarth, strategically positioned along the A487 West Wales coast road the village offers a wealth of local amenities and services ideal for those seeking to live in a historic local village with all their facilities within immediate walking distance and on their doorstep.

The development sits within the historic pastures of Plas Gwynfryn (also known as Florin), overlooking the village and set within the wooded environment of the historic mansion house.

The development meanders through historic treelined boundaries, carefully preserving the character and setting of the area.

Llanarth is some 3 miles from the Cardigan Bay coastline at the fishing village of New Quay, with its sandy beaches and coastline walks to the nearby Llanina point and Cei Bach (Little Quay Bay). New Quay offers an array of local bars and restaurants with spectacular coastal scenery over Cardigan Bay.

The Georgian Harbour Town of Aberaeron is some 4 miles to the north offering secondary education, leisure centre, community health centre, traditional high street offerings, local café' bars and restaurants.

The University town of Aberystwyth lies some 20 miles to the north with the ever popular market and estuary town of Cardigan some 18 miles to the south.

BUILD SPECIFICATION

KITCHEN
A comprehensive range of cabinets available within a Shaker Design.
Possible upgrade design choices included on appliances, worktops, door colour and styles.
As standard each kitchen will include: - Ceramic hob, electric single oven, Chimney cooker hood.

BATHROOM FEATURES
Contemporary sanitaryware will be installed throughout with chrome fittings.
Chrome radiators in all bathroom and En-suites.
Tiles – Floor and wall tiles included as per scheduled areas.
Additional tiling can be requested as a chargeable extra.
The purchaser will have a choice of tiles from our standard

range.
Cloakrooms will have splash back tiling above the basin only, no flooring.

FLOORS
Bathroom & Ensuite – Floor tiles
All other flooring – Buyers Responsibility

INTERNAL FINISHES
Stairs with oak handrail and newels and spindles painted white.
White finished internal doors.
Polished chrome ironmongery.
Skirting Board - 100mm Pencil round down & upstairs
Architrave – 50mm Pencil round down & upstairs

HEATING ELECTRICAL & LIGHTING
Spotlights to bathrooms, kitchen areas, (for lighting layout, please see your Sales Negotiator).
Thermally efficient gas central heating with thermostatically controlled radiators.
Mains electric supply smoke detectors.
TV points fitted to lounge and master bedroom.

ENERGY
EPC A rated property, highest EPC rating possible.
Solar Panels fitted to roof.
Battery storage.
Car charging point.

EXTERNALLY
Combination of brick or smooth render. Dependent on plot .
Marley tiles.
All windows U-pvc
Front doors are U-pvc style with chrome furniture.
Fitted Lantern as standard to the front door and sensor light to rear patio door.
1.8m featheredge fence to surround the rear and side boundaries to the developer's discretion.
Rear gardens to be top soiled.
Outside tap.

SECURITY & PEACE OF MIND
10-year structural new home warranty ICW warranty
Sprinkler system.
Security lighting to front and rear.
Mains linked smoke and carbon monoxide detectors.

HELP TO BUY WALES

Help to Buy Wales is an initiative that provides shared equity loan assistance to home buyers with funding from the Welsh Government This scheme makes new-build homes available to all home buyers (not just first time buyers). Support of up to a maximum of 20% of the purchase price is available to buyers through a shared equity loan funded by Help to Buy Wales, while buyers are required to provide a deposit of a minimum of 5% of the purchase price
Scheme is available on selected plots in selected sites. Obsidian Developments Ltd cannot advise you on a mortgage. The Help to Buy: Equity Loan scheme is subject to availability and may be withdrawn at any time without notice. Not to be used in conjunction with any other purchase assistance scheme, offer or promotion.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE, YOUR EQUITY LOAN OR OTHER DEBT SECURED ON IT.

For full details on the Help to Buy: Equity Loan scheme please visit www.helptobuy.gov.uk

GROUND FLOOR

Kitchen

4.61m x 3.34m (15' 1" x 10' 11")

Dining

3.78m x 2.4m (12' 5" x 7' 10")

Lounge

4.75m x 2.48m (15' 7" x 8' 2")

Utility

2.16m x 1.78m (7' 1" x 5' 10")

Study

2.16m x 2.03m (7' 1" x 6' 8")

W.C.

0.98m x 2.10m (3' 3" x 6' 11")

FIRST FLOOR

Master Bedroom

3.52m x 4.90m (11' 7" x 16' 1")

En Suite

2.22m x 1.73m (7' 3" x 5' 8")

Bedroom 2

4.01m x 3.01m (13' 2" x 9' 11")

En Suite

2.34m x 1.49m (7' 8" x 4' 11")

Bedroom 3

3.29m x 2.50m (10' 10" x 8' 2")

Bedroom 4

2.71m x 2.62m (8' 11" x 8' 7")

Family Bathroom

1.96m x 2.18m (6' 5" x 7' 2")

INTERNAL FLOOR PLANS

Internal floor plans may be subject to alteration. Computer generated images are for illustrative purposes only. * Dimensions listed are maximum

ANTI MONEY LAUNDERING REGULATIONS

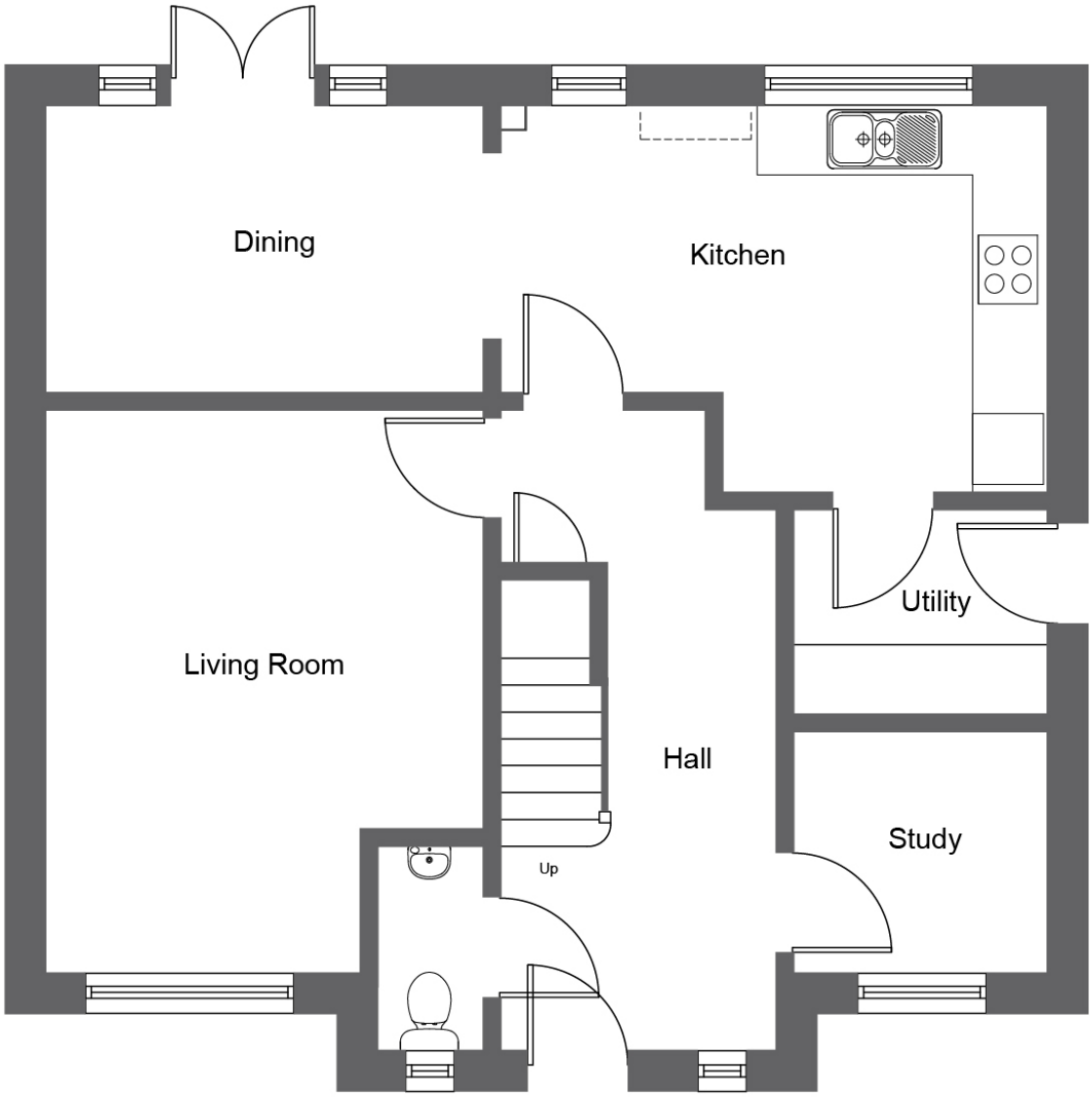
To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

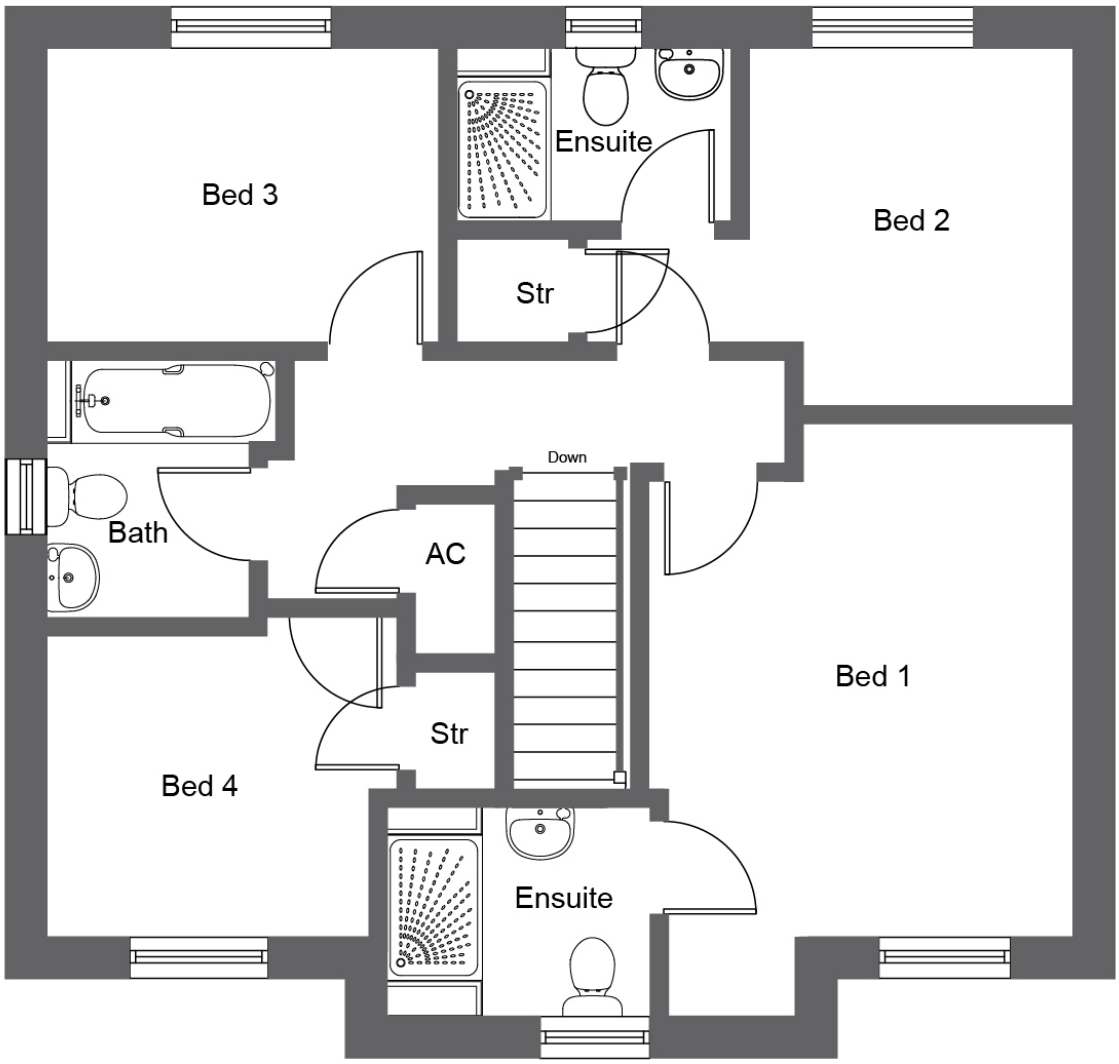
The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

Services

Mains water, electricity and drainage. Solar Panels. Air source central heating. Car charging point.



GROUND FLOOR PLAN



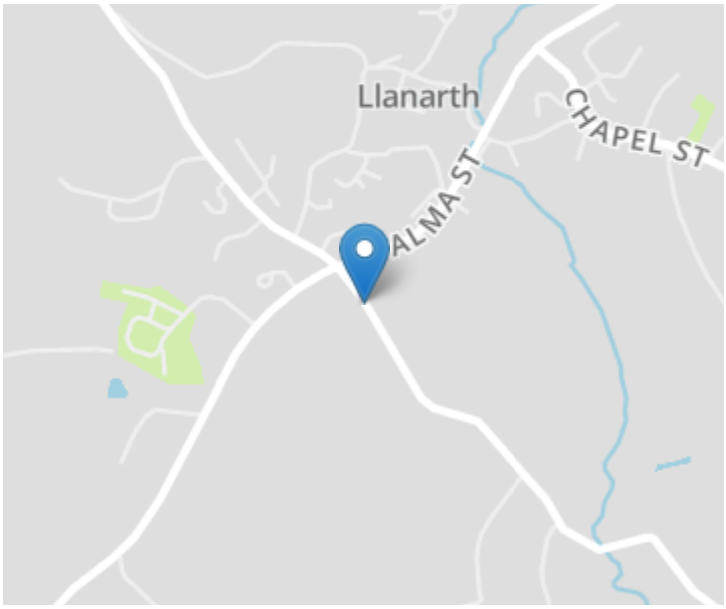
FIRST FLOOR PLAN


Attenuation Basin
HT-AV
HT-A
HT-A1
HT-BV
HT-F
HT-E
HT-E(2)
HT-J
HT-D

MATERIAL INFORMATION

Parking Types: Driveway. Private.
Heating Sources: Air Source Heat Pump. Solar.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
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 the property is best approached by taking the main A487 coast road South West towards Cardigan. After some 4 miles having proceeded through the villages of Ffossyffin, Llwyncelyn you will reach the village of Llanarth. Drive through the village, up hill. Just opposite The Llanina Arms Hotel, turn left by the primary school and Caeau Gwynfryn Development will be located opposite.

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

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