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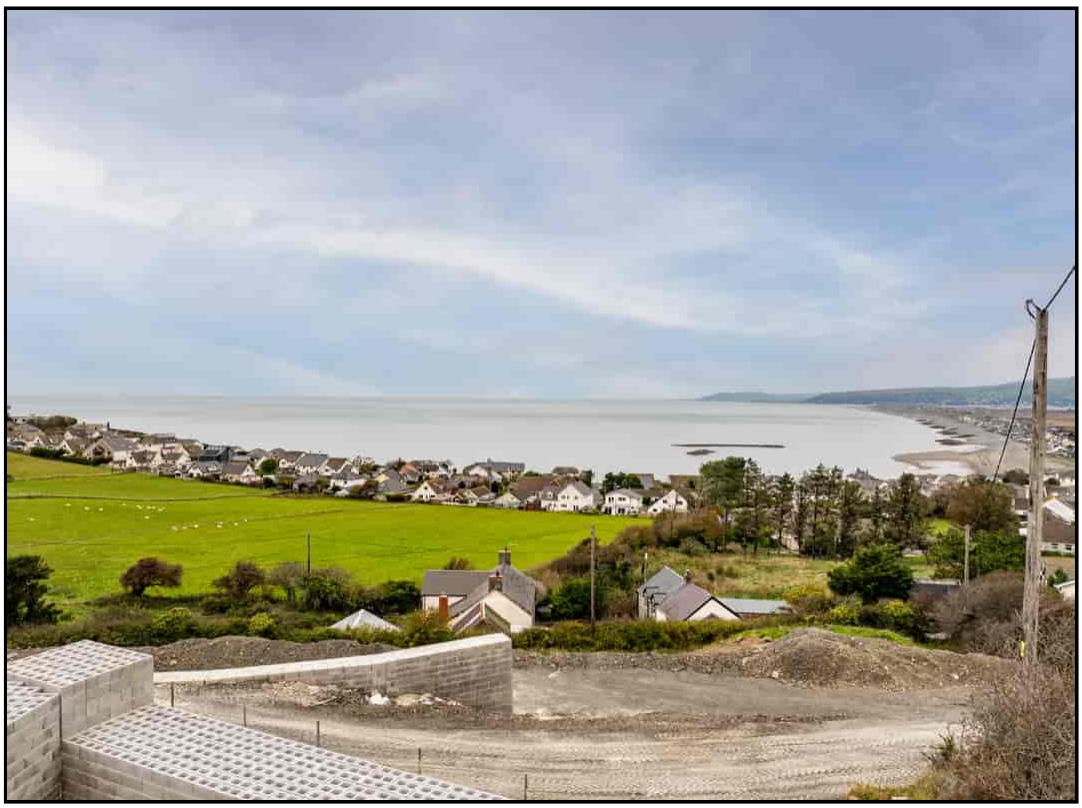
Local knowledge, National coverage

Exciting new development of exceptional quality 5 bedroom homes with views over Cardigan Bay and the Dyfi Estuary. Borth. Near Ynyslas & Aberystwyth. West Wales.



Plot 9 New Development, Gwastad Lane, Borth, Aberystwyth, Ceredigion. SY24 5NS.

£835,000

R/4999/RD

** Exceptional new 4 bed family homes ** Contemporary design with no expense spared on fixtures and fittings ** Unique development within this favoured Cardigan Bay coastline ** Luxury 4 bed accommodation ** Fully orientated to maximise the outlook over Cardigan Bay ** A private cul-de-sac development ** Walking distance to village amenities ** High quality kitchens and bathrooms ** Feature terrace and balcony overlooking the Coast** The homes have been designed with Passivhaus ethos ** Peaceful setting with no overlooking ** Exquisite open plan living space with feature Juliet balcony overlooking the views ** Private parking and car port ** Access to sandy beaches and Ynys Las ** An exclusive and private development unique in its design and layout, one of the finest new homes developments along Cardigan Bay **

The property is situated on the upper fringes of the coastal village of Borth along the Cardigan Bay coastline. The village offers a good level of local amenities and services including primary school, village shop and post office, mini supermarket, cinema, access to sandy beaches and nearby Ynys Las, golf course, local cafes, bars and restaurants. The Mid Wales strategic town of Aberystwyth is 10 minutes drive from the property offering a wider range of amenities including university, regional hospital, National Library of Wales, Council and Welsh Government offices, Network Rail connections, industrial estates, retail parks, employment opportunities. Short walking distance from the All Wales Coastal Path.

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UPPER GROUND FLOOR

Entrance Hallway

Accessed via composite door with side glass panel into an inviting hallway with access to lower ground floor.

Utility/Boot Room

With side store.

WC

WC, single wash hand basin.

Snug

Accessed from the entrance hallway with side window.

Open Plan Kitchen, Dining and Living Room

Running along the entire width of the property and fully orientated to maximise the outlook towards the Bay with space for high quality kitchen and island if required (specification to be agreed), floor to ceiling sliding balcony doors leading to extended front balcony area with ample space for dining and seating and entertainment space maximising the outlook towards the Bay.

LOWER GROUND FLOOR

Lower Inner Hallway

With access to plant room.

Master Bedroom Suite

Luxurious double bedroom suite with sliding patio doors to front, fitted wardrobes.

En-Suite

With walk-in shower, WC and single wash hand basin.

Bedroom 2

Double bedroom with sliding patio doors to front, fitted wardrobes, multiple sockets.

Bedroom 3

Luxurious double bedroom with patio doors to front, window to side, fitted cupboards.

Bedroom 4

Double bedroom, fitted wardrobes, side window.

Family Bathroom

With space for panelled bath or shower, single wash hand basin on vanity unit, WC.

EXTERNAL

Driveway, Parking and Amenity Area

The property is approached from the estate road to the parking areas to the front entrance of the property. The property extends to the rear with ground floor private amenity area.

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.

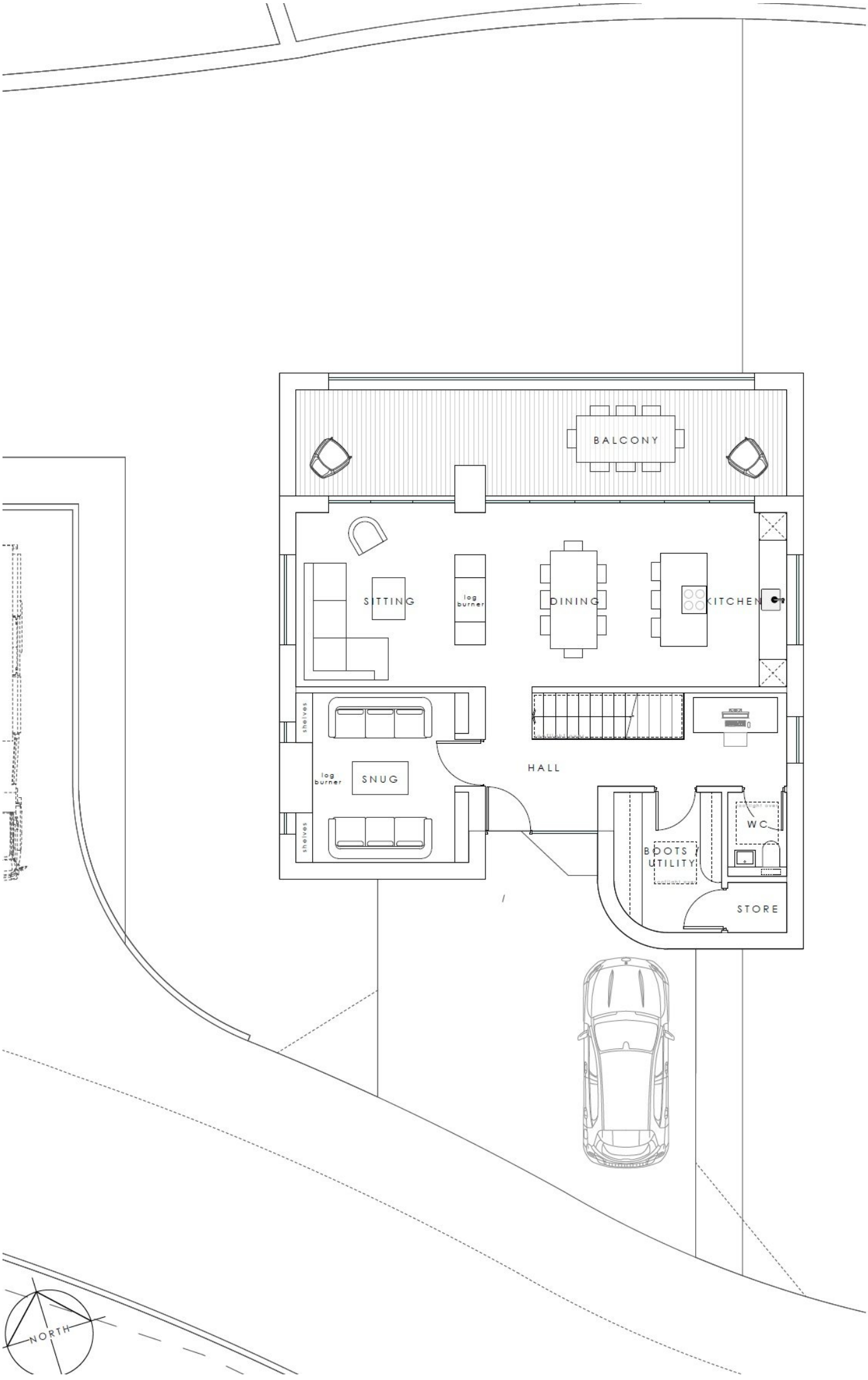
VIEWING

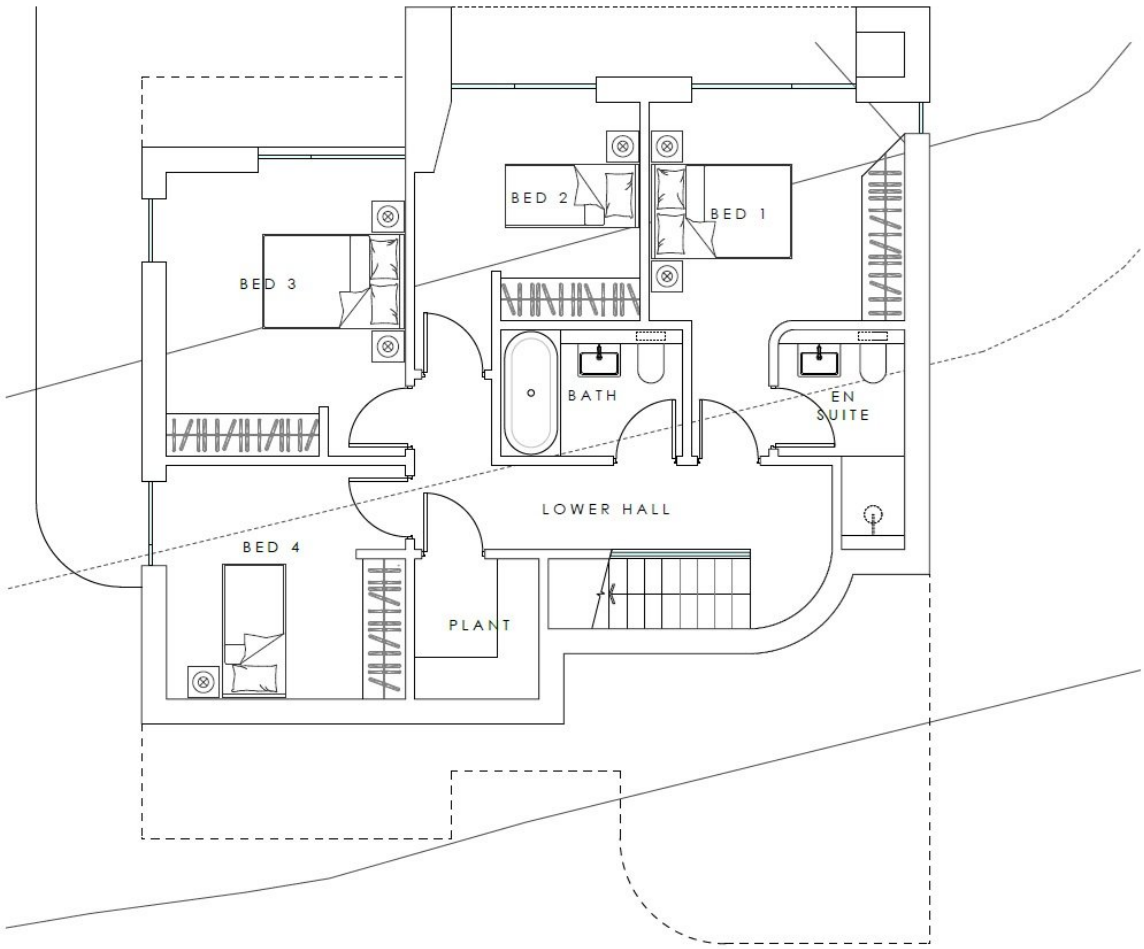
Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

PROPOSED SITE LAYOUT


BALCONY
SITTING
log burner
DINING
KITCHEN
shelves
log burner
SNUG
shelves
HALL
WC
BOOTS / UTILITY
STORE
NORTH



LOWER GROUND FLOOR

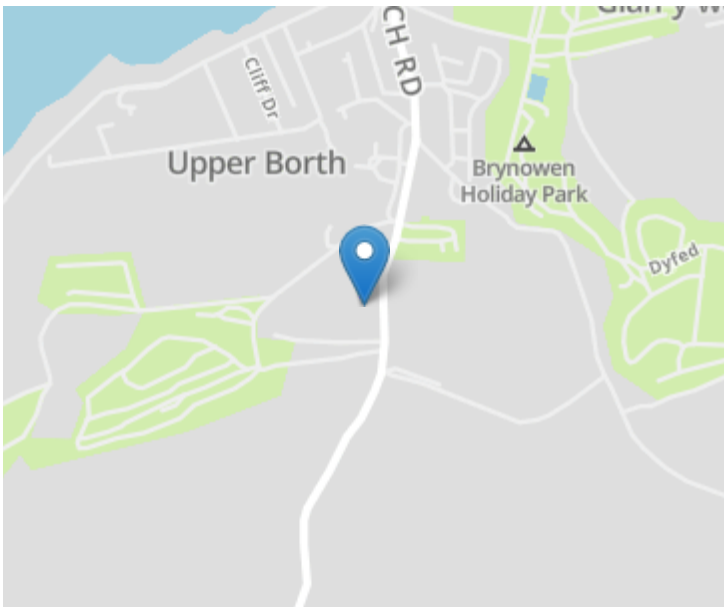
PLOT 10

GIA: 78.7 sqm

MATERIAL INFORMATION

Parking Types: Driveway.
Heating Sources: Air Source Heat Pump.
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

Heading south from Borth along the promenade take the right hand turning at the roundabout to the side of the mini supermarket and continue up the hill and on exiting the village the entrance to Gwastad Lane is on your right hand side as identified by the Agents for sale board.

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

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