

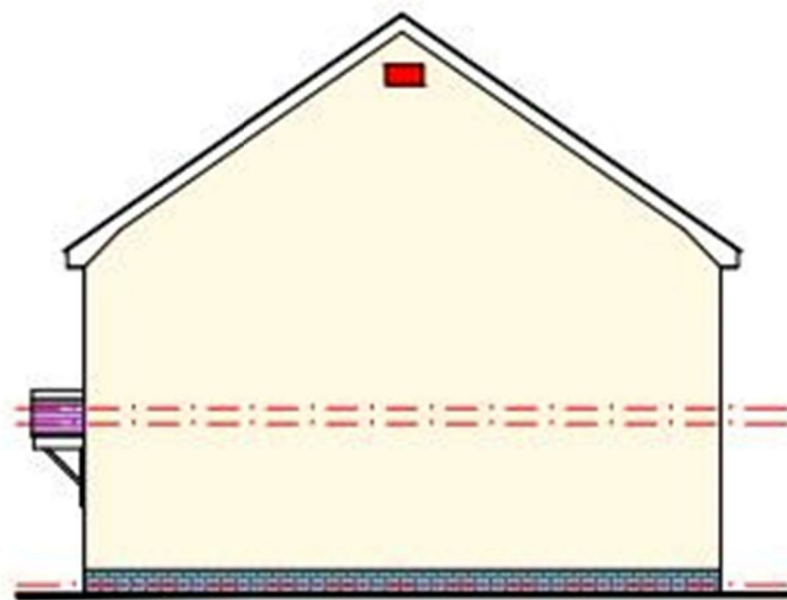


Plot 4, Adj Ceriosen Bren, Llandysul, SA44 6HS

£199,500



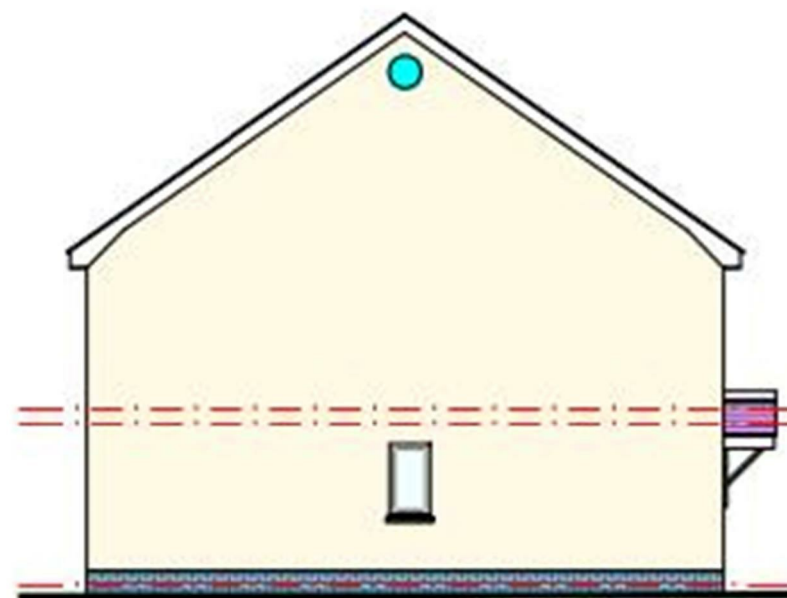
Front Elevation 1:100



Right Elevation 1:100



Rear Elevation 1:100



Left Elevation 1:100

Plot 4, Adj Ceriosen Bren, Plwmp, SA44 6HS

£199,500

- 3 Bedroom House
- Ideal first time buyer home
- Stunning sea views
- Close to West Wales coastline
- Solar panels
- Detached
- Parking for 2 cars
- 4.5 Miles to Llangrannog beach
- Rural village location
- EPC Rating : Awaiting SAP

About The Property

Nestled in the picturesque coastal village of Plwmp, South Ceredigion, this spacious 3-bedroom detached home is a dream come true for first-time buyers. Set in an elevated position, this property offers stunning coastal views that will take your breath away. With private parking and a large rear garden area, there's plenty of space for outdoor enjoyment.

To be completed within the next 6 months, currently at slab level, this is the last home available in this development. This home boasts high efficiency with low energy costs, making it both environmentally friendly and cost-effective. Developed by reputable local developers, Teifi Developments, this property is a gem waiting to be discovered. Please note that qualifying purchasers must ensure that they meet the qualifying criteria of Ceredigion County Council's Affordable Housing Requirements.

Located along a quiet country lane, this home provides a peaceful retreat while still being close to essential amenities. Nearby Brynhoffnant and Synod Inn offer primary schools, village shops, and more, ensuring convenience at your doorstep. The larger towns of Cardigan and Aberaeron are just a short drive away, providing even more options for shopping and entertainment.

Inside, the property features a welcoming entrance hallway, a spacious living room with coastal views, an open-plan kitchen and dining room, three well-appointed bedrooms, and a modern bathroom. The house is designed to have highly insulative qualities, ensuring comfort all year round.

Outside, the property benefits from a shared driveway with private parking, a rear garden with a patio area, and a lawn perfect for outdoor activities. The garden is enclosed by 6' panelled fencing, offering privacy and security.



Site / Block & Landscaping Plan as Proposed 1:100

Continued:

Situated in a rural village, and around 4.5 miles from the beautiful Cardigan Bay coast and the beach at Llangrannog,

The development has a total of 3 dwellings, The new homes will benefit from a shared driveway from the entrance road with private parking, a path continues to the rear garden with a patio that can also be assessed from the dining area and garden will be lawned

Don't miss out on this great opportunity to own a home in a sought-after coastal location. Whether you're a first-time buyer or looking for a peaceful retreat by the sea, this property has it all. Contact us today to make this dream home a reality!

AFFORDABLE HOME QUALIFICATION

Please note that qualifying purchasers must

ensure that they meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements.

<https://www.ceredigion.gov.uk/resident/planni-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/>

There are 3 qualifying criteria to purchase & occupy "discounted for sale housing":

1. Unable to obtain a mortgage for 10% more than the discounted price of the property
e.g. discounted price £100,000 to qualify must not be able to obtain a mortgage for £110,000 or more. Applicants will also need to be able to fund any deposit required by the mortgage company
2. Local Connection

lived in Ceredigion or an adjoining town/community council area (or a combination of the two) for a continuous period of 5 years (some older properties require continuous 10 years in the last 20 years residency in Ceredigion only)

OR

need to live in Ceredigion to substantially care for or be cared for by a close relative who has lived in Ceredigion or an adjoining town/community council area (or a combination of the two) for a continuous period of 5 years (some older properties require continuous 10 years in the last 20 years residency in Ceredigion only) and the relative's property is incapable (whether as it stands or subject to extension) of meeting the needs of the combined household

OR

are employed in Ceredigion as a key worker on a full time (35 hours) permanent basis. For these purposes a Key Worker is:

A teacher in a school or in a further education establishment or sixth form college;

A nurse or other skilled health worker in the National Health Service;

A police officer;

A probation service worker;

A social worker;

An educational psychologist

An occupational therapist employed by the local authority;

A fire officer;

Any other person whose employment fulfils an important role in the provision of key services in Ceredigion where recruitment from within the County has proven difficult. This would need to be agreed with the Local Authority and recruitment evidence would need to be provided

3. The applicant will occupy the property as their sole residence

and will be required to confirm that they do not own other residential property

If you are applying for an affordable property jointly only one applicant needs to qualify for the Local

Residency/Key Worker/Carer Criteria. Both will need to qualify for the financial and occupancy criteria.

This type of housing remains affordable with the above qualifying criteria for its lifetime.

Entrance Hallway
3'11" x 16'4"

WC
2'11" x 6'6"

Lounge
16'4" x 11'5"

Open Plan Kitchen/Diner
11'9" x 21'3"

Landing

Bedroom 1
11'9" x 14'1"

Family Bathroom
6'10" x 6'6"

Bedroom 2
14'1" x 9'10"

Bedroom 3
8'10" x 10'5"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: TBC - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Modern Timber Framed

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Air Source servicing the hot water and central heating

BROADBAND: Not Connected - Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)





MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: Please note that qualifying purchasers must ensure that they meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

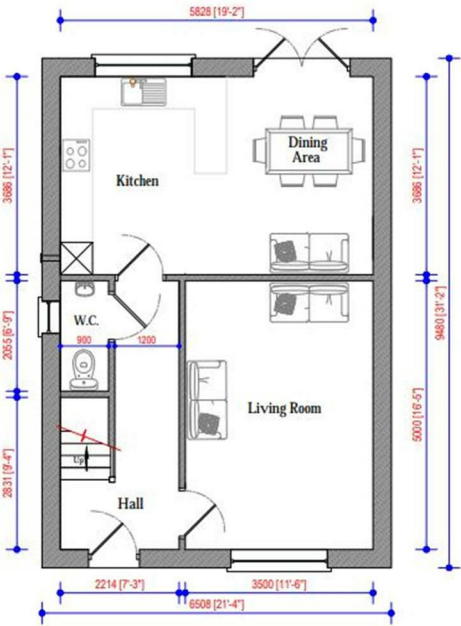
VIEWINGS: By appointment only. If you wish to view, you must first of all ensure that you meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements. <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/> before viewing.



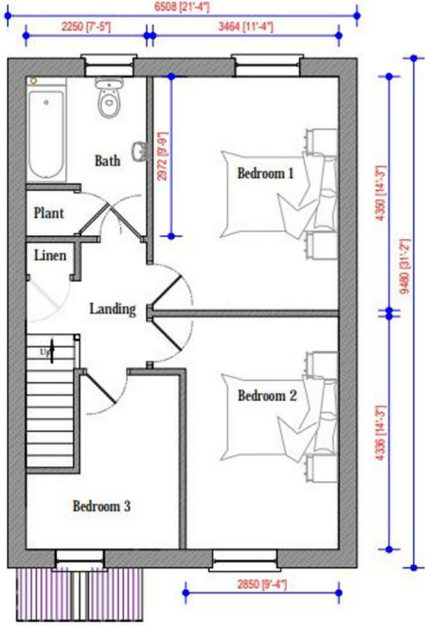




Site Location Map as Proposed 1:1250



Ground Floor Plan 1:50



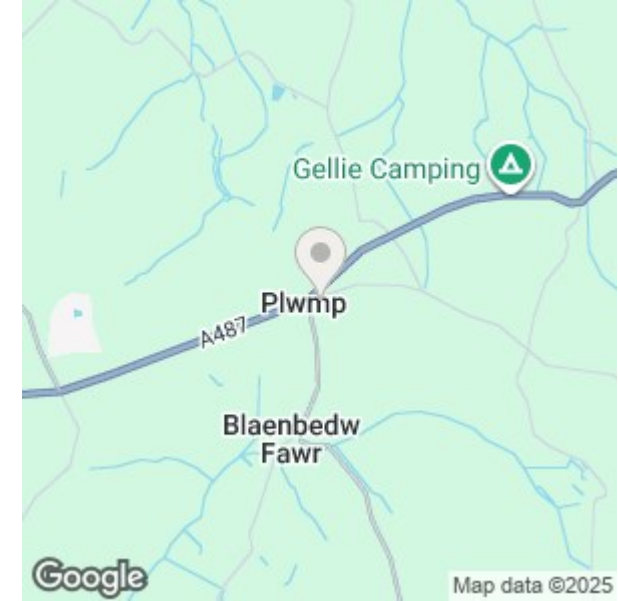
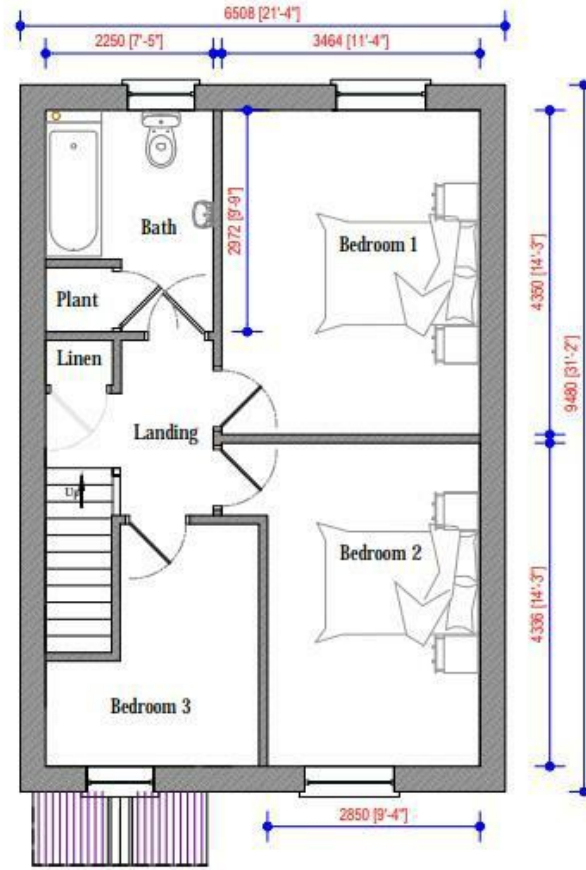
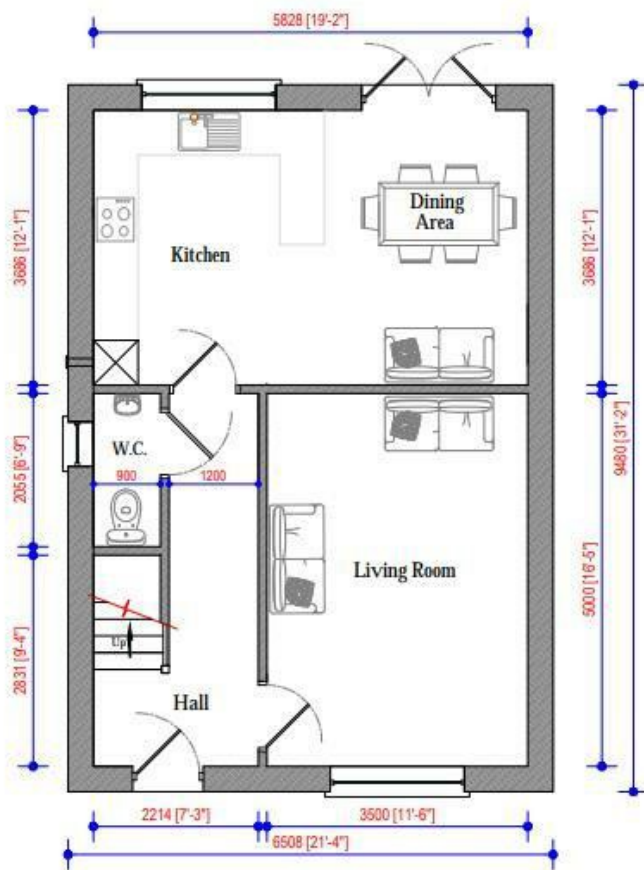
First Floor Plan 1:50





DIRECTIONS:

From Cardigan travel northwards on the A487 to the village of Plwmp, the right turn at the x road and take the immediate road (running parallel to the main road) continue along this road for approximately 500 yards and the property is located on your right-hand side denoted by our for sale board.



Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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