

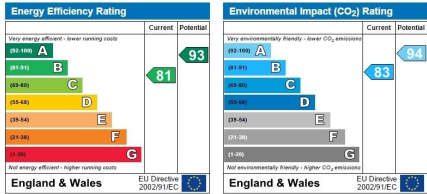
NEW PRICE



New Build, Crug Yr Efydd, Crymych SA41 3RE

Prices from £146,950

Choice of 30 Brand New
3 or 4 Bed Semi-Detached Houses
Options On Finishes & Fixtures
Excellent Location In Popular Village
EER - B81



DD/KH/61374/0010218

DESCRIPTION

A choice of 26 brand new 3 bed homes, with a further 4 homes being 4 beds. The property pictured is the site show house 3 bedroom semi-detached (Plot 7 / No 9), offering exceptional high quality accommodation with efficient low cost air source heating. The property is of a good size boasting a top floor master bedroom with en-suite and dressing area, plus a bright and stylish kitchen, generous living space, driveway providing off road parking and enclosed rear garden laid to lawn. The properties are located within easy walking distance to the village centre with shops, schools and further amenities. This would make an ideal home for first time buyers, families or excellent investment properties to buy and let. The show house is available to view by arranging through John Francis. EER - B81

SITUATION

The site is well located in the centre of Crymych, within level easy walking distance to the school and Spar mini-market shop and petrol station. The village has further amenities which include shops, health services, primary and secondary education schooling and places to eat and drink. Crymych is roughly a 15 minute drive from Cardigan and the coast. Larger towns such as Narberth, Carmarthen, Haverfordwest and Fishguard are all within a 30-40 minute drive approximately.

ENTRANCE HALLWAY

Entered via frosted double glazed front door, staircase to first floor, door to;

LIVING ROOM

14'2 x 11'10 (4.32m x 3.61m)
Double glazed window to front, under floor heating throughout the ground floor, under stairs storage cupboard, door to;

KITCHEN/DINER

11'2 x 15'6 into recess (3.40m x 4.72m into recess)

Fitted with a range of wall and base units with work surface over, sink unit, hob, oven, extractor hood, space for fridge/freezer, space for integrated white goods, dishwasher/washing machine, double glazed window, external double glazed door to rear garden, door to;

CLOAKROOM

WC, corner wash hand basin, frosted double glazed window to rear.

FIRST FLOOR LANDING

Staircase to second floor, radiator, double glazed window to front, built-in airing cupboard with hot water cylinder and shelving, doors to;

BEDROOM TWO

13'3 x 15'3 into recess (4.04m x 4.65m into recess)
Two double glazed windows to rear, radiator.

BATHROOM

8'2 x 6'6 (2.49m x 1.98m)
Comprising corner shower cubicle, bath, WC, wash hand basin, frosted double glazed window to side.

BEDROOM THREE

8'10 x 8'2 (2.69m x 2.49m)
Double glazed window to front, radiator.

SECOND FLOOR LANDING

Door to;

BEDROOM ONE

15'5 x 11'7 (4.70m x 3.53m)
Roof windows to front and rear, access to eaves storage space, radiator, door to;

EN-SUITE

Comprising bath with shower over, WC, wash hand basin, heated towel radiator, roof window to rear.

PLEASE NOTE

The property described is a three bedroom model (£139,950), all other 3 beds will be £146,950 there are four bedroom houses to choose from as well starting from £162,950. Please discuss with the selling agent which type of property you are interested in. John Francis have a site plan

showing the different locations of each plot which can be discussed with interested buyers. There is a choice of floor finishes and kitchen styles, work surfaces, tiling etc. Some of which are at an extra cost. Details of these need to be negotiated with our client.

THE SITE

When the development is completed there will be a management company set up for looking after the road, infrastructure, street lighting etc.

EXTERNALLY

To the front of the property is a tarmac driveway providing off road parking space with beach screen hedging. Gated side access. To the rear is an enclosed garden laid mainly to lawn with external air source heat pump which services the house for central heating and hot water.

SERVICES

We are advised that main services water, electricity and drainage are connected with air source heating.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail
cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

In Crymych, turn by the Spar shop into Llain Drigarn and follow the road to the right into the estate where the properties are being built.