

# MSPROPERTIES

## ESTATE AGENCY

Plot 11 Cefn Ceiro, SY24 5AB

**GUIDE PRICE £575,000**

**FOR SALE / AR WERTH**



### Property Features:

- 5 Bed Property
- Beautiful Countryside Views
- Open Plan Kitchen/Lounge
- New Built Property
- Air Source Heating
- Modern & High Specifications
- Village Location
- Viewings via agency only

## Description

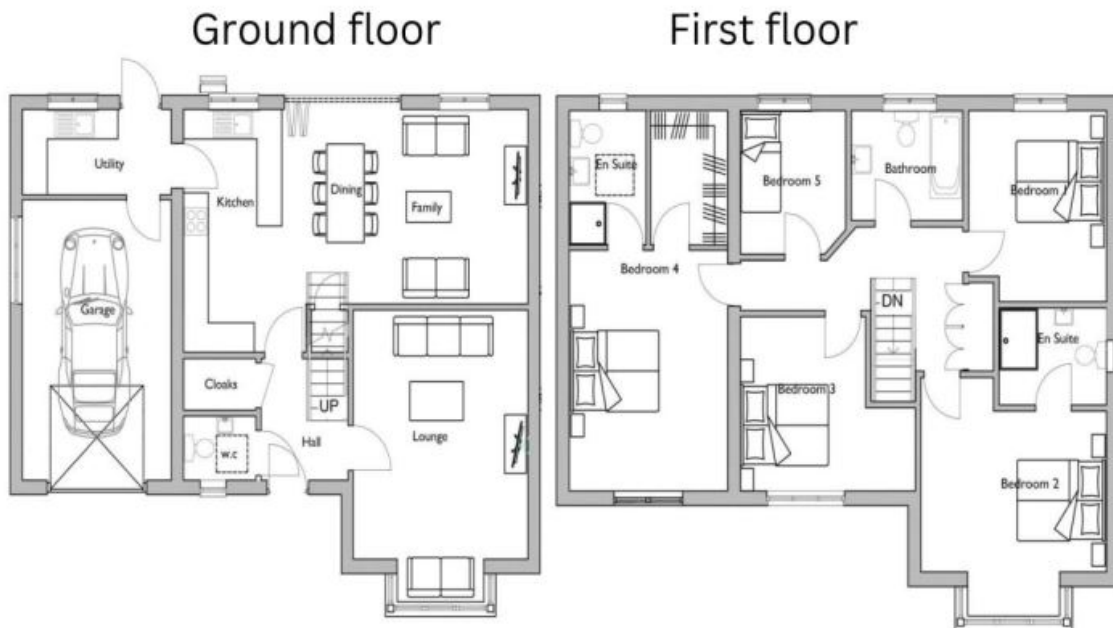
A beautiful, brand new 5 Bedroom executive home, located in the ever popular village of Llandre near Bow Street. Approximately 4 Miles from the Coastal Town of Aberystwyth offering a range of services and facilities including: University, Hospital, Supermarkets and High Street Brands. Aberystwyth is only 10 minutes away by car and has excellent transport links.

The ground floor offers an excellent living space which consists of a good sized lounge, a downstairs w.c, a large open plan Kitchen/diner/family room and a large utility room that has access to the single garage. The first floor offers a large landing area with links to 5 Spacious double bedrooms 2 of which have en suites and the family bathroom. The driveway at the front of the property will either be in brick pavior or tarmac finish (subject to agreement). The rear of the property will offer a patio area off the kitchen and a lawned garden with close timber fence perimeter.

This is an excellent opportunity to purchase a brand new built executive and modern family home with many high specification fittings and features. **BESPOKE YOUR FINISH WITH YOUR KITCHEN CHOICE!**

VIEWING VIA MS PROPERTIES ONLY.

## Floor Plan



Please note plans maybe mirror image.

This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions.  
Plan produced using PlanUp.

**Entrance Hall:** 2.00m ( 6'7" ) x 2.05m ( 6'9" )

Provides access to all main rooms on the ground floor, including downstairs W.C. Stairs lead to the first-floor landing

**W.C:** 1.80m ( 5'11" ) x 1.40m ( 4'8" )

Dual flush w.c. and single wash hand basin

**Cloakroom:** 1.80m ( 5'11" ) x 1.40m ( 4'8" )

Accessed via the main entrance, the cloakroom provides adequate storage space.

**Living Room:** 4.25m ( 14'0" ) x 5.10m ( 16'9" )

Spacious living space located at the front of the property with a bay window overlooking the front. TV point, multiple sockets, BT point and underfloor heating and Double Doors to Kitchen.

**Kitchen:** 8.05m ( 26'5" ) x 4.00m ( 13'2" )

Large open plan kitchen/Diner/Family room with tiled flooring. Large Kitchen area with multiple sockets, tiled walls and high quality units with work tops to be confirmed. Windows overlooking the rear garden.

**Utility Room:** 3.30m ( 10'10" ) x 1.75m ( 5'9" )

accessed via the kitchen, the utility room offers sink drainer unit, base and wall units and space for a washing machine with connection point. Window overlooking the garden and door to the rear of the property.

**Landing:** 5.00m ( 16'5" ) x 1.05m ( 3'6" )

Stairs leading from hallway, good size space with access to all rooms on the First Floor. Access hatch to attic space.

**Bathroom:** 2.00m ( 6'7" ) x 2.00m ( 6'7" )

Good sized family bathroom located at the top of the stairs. Offers large bath with shower over, single washbasin, dual flush w.c. Obscured glass window overlooking the garden.

**Bedroom 1:** 4.30m ( 14'2" ) x 3.80m ( 12'6" )

Double bedroom with bay window overlooking the front of the property, benefits from multiple sockets, TV point. Links to en-suite

**En-Suite:** 2.00m ( 6'7" ) x 1.80m ( 5'11" )

Benefits from single shower unit, dual flush w.c. and a single wash hand basin.

**Bedroom 2:** 3.25m ( 10'8" ) x 3.75m ( 12'4" )

Bedroom with window overlooking the rear of the property. TV point, multiple sockets.

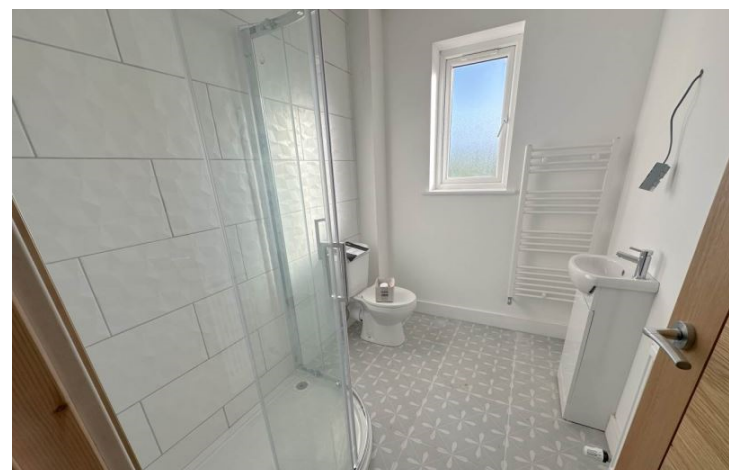
**Bedroom 3:** 3.25m ( 10'8" ) x 3.75m ( 12'4" )

Double bedroom with window overlooking front of the property. TV point, multiple sockets.

**Bedroom 4:** 3.50m ( 11'6" ) x 7.50m ( 24'8" )

Large double bedroom with window overlooking the front of the property, walk-in wardrobes, multiple sockets, TV point. Links to en-suite.

**Ensuite:** 2.00m ( 6'7" ) x 1.80m ( 5'11" )



Benefits from single shower unit, dual flush w.c. and a single wash hand basin.

**Bedroom 5:** 3.00m ( 9'11" ) x 2.75m ( 9'1" )  
Single Bedroom with window overlooking the rear of the property. TV point, multiple sockets.

**Garage:** 3.50m ( 11'6" ) x 5.50m ( 18'1" )  
Spacious garage with up and over door to front, window to side and door to rear. Benefits from electric points and lights.

**External:**  
Garden and large driveway to the front, garden to the side and rear with patio area and country views to the rear.

**Services:**  
We are advised that there is mains water, sewage and electricity. Council Tax band "F"\* (\* Predicted)

**Viewings:**  
All Viewings by appointment only. Please contact the office on 01970 617979 or Sales@msproperties.co.uk to arrange.

**Important information :**  
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

**Continued:**  
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. These particulars are issued in good faith but do not represent fact or form part of an offer or contract. The information referred to in these particulars should be independently verified by the vendor or buyer. Neither MS Properties or it's employees have any authority to make representation or warrant any information in relation to this property.



## EPC Certificate

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		78	86				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	