



FOR SALE BY PRIVATE TREATY

**This 3 bedroom house, in the course of construction, is located to an exciting brand new exclusive development of 4, 3 & 2 bedroom houses built to a high specification with parking and garden. Situated in a delightful coastal village location just one mile north of Aberaeron with stunning uninterrupted SEA VIEWS over Cardigan Bay,**

**PLOT 6 CLOS EMRYS  
ABERARTH  
ABERAERON SA46 0LX**



**All photographs are of Phase I which is completed, illustration only.  
Phase II in process of being built.**

A rare opportunity to acquire a brand new coastal family home with the added benefit of having energy efficient air source heating and attic roof room trusses allowing potential for future conversion.

**1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS  
Email: [property-sales@raw-rees.co.uk](mailto:property-sales@raw-rees.co.uk)**

**(01970) 617179  
Website: [www.raw-rees.co.uk](http://www.raw-rees.co.uk)**

## **Plot 6, Clos Emrys, Aberarth, Aberaeron, SA46 0LX**

### **HALL**



Window. Staircase rising to first floor with cupboard under housing the heating system. Under floor heating to ground floor with light oak effect floor covering. Light oak doors off to each room.

### **LOUNGE**

**13' 9" x 13' 9" (4.19m x 4.19m)**



Two front windows. Wood effect floor.

### **KITCHEN/LIVING/DINING ROOM:**

**13'9 x 20'6 (4.19m x 6.25m)**

### **KITCHEN AREA:**



**13' 9" x 13' 9" (4.19m x 4.19m)**

Coastal aspect to light spacious family room. Wood effect floor. Quality fitted base and wall units with tiled area and composite work surface. Inset stainless steel sink.. Inset electric hob with stainless steel extractor fan over and 2 ovens under. Microwave. Dishwasher. Space for American fridge/freezer. Island with ample drawers and wine rack.

### **DINING/SEATING AREA**



**13' 9" x 6' 9" (4.19m x 2.06m)**

Coastal aspect from French doors onto rear sun patio area and lawn garden. Velux ceiling window.

### **UTILITY ROOM**



Rear window. Side door to garden. Fitted stainless steel sink unit with cupboard under and space for washing machine and tumble dryer.

### **SHOWER ROOM**



Corner shower cubicle, fully tiled with electric shower: Low flush WC: Wash hand basin. Tiled floor. Part tiled walls.

## **FIRST FLOOR**

### **LANDING**



Airing cupboard. Access to:-

### **ATTIC**

Extensive open attic with room trusses allowing potential for future conversion.

### **BEDROOM 1**



**11' 3" x 10' (3.43m x 3.05m)**

Window to rear with sea views. Built in wardrobe. Central heating radiator.

### **EN-SUITE**



Fully tiled Shower cubicle: Low flush WC: Wash hand basin. Towel rail.  
Tiled floor.

## BEDROOM 2



**12' x 9' 3" (3.66m x 2.82m)**

Two front windows. Central heating radiator.

## BEDROOM 3



**8' 9" x 12' (2.67m x 3.66m)**

'L' shaped room with window to front. Built in wardrobe. Central heating radiator.

## BATHROOM



Panelled bath with shower over, glass door. Low flush WC: Wash hand basin with mirror over. Heated towel rail. Fully tiled walls and floor.

## **OUTSIDE**

Fore tar-macadamed parking and turning area. Side path to spacious rear level lawn garden, fence enclosed. Adjoining the back of the house is an extensive sun patio.



## **SERVICES**

Mains electric, water & drainage. Electric air source central heating. Under floor to ground floor, radiators to first floor. Full uPVC double-glazing.

## **COUNCIL TAX:**

to be assessed

## **VIEWING**

### **Via agent's office:-**

Jim Raw-Rees 7 Co.,  
1 Chalybeate Street  
Aberystwyth  
Ceredigion SY23 1HS  
(01970) 617179 24-hour answer phone

## **PRICE:**

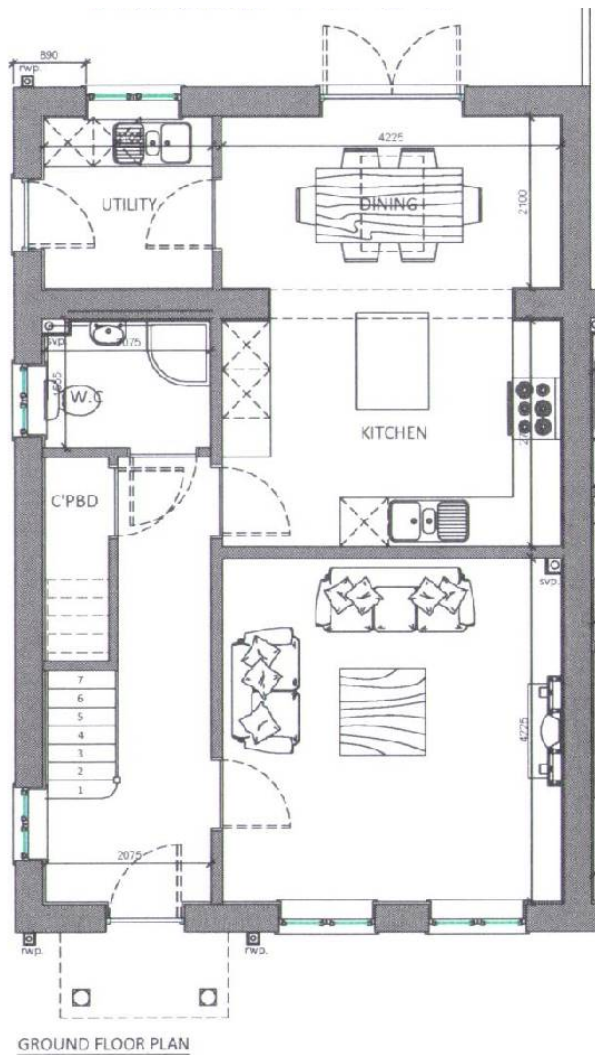
**£325,000**



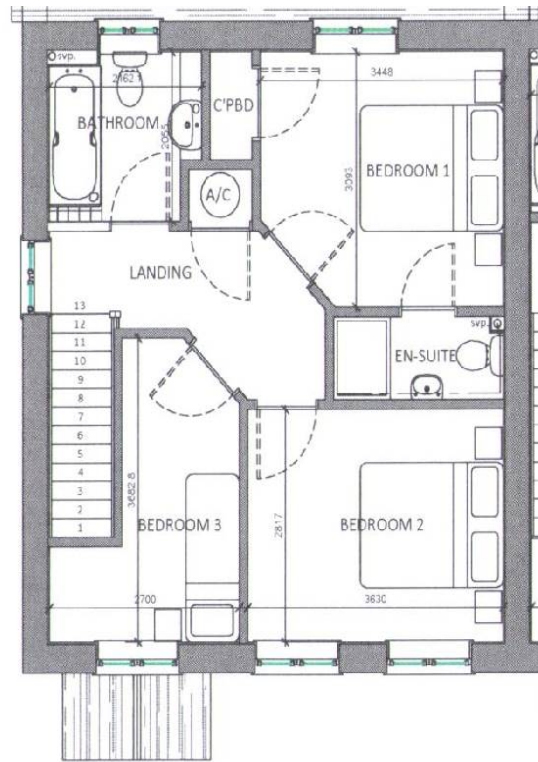


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**Plots 1, 3 & 4 – sold, subject to contract**



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.