

NEW
INSTRUCTION



Plot 1, Hawen Hall, RHYDLEWIS SA44 5RH

Offers in the region of £329,950

Brand New Detached Home
Excellent Design & Layout
Views Over Countryside
Popular Village Location
Environmentally Friendly Build

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION

A brand new detached dormer style home boasting exceptional modern open plan accommodation with 3/4 bedrooms, 2 having en-suites plus 2 further bathrooms. The property is under construction and completion is estimated for early 2021. The internal finish will comprise of dark oak real wood flooring to ground floor, neutral carpets to staircase and bedrooms and tiles within the Utility area. The colour scheme will be simple with gloss white high skirting boards, light grey and white walls with white ceilings to make the most of the vaulted ceilings at first floor level. The internal doors will be solid oak with chrome door furniture. The external finish will consist of a white roughcast wall finish in keeping with the neighbouring properties, grey UPVc double glazed windows, composite grey external doors and a welsh slate pillared walling at DPM level as shown on the CGI imagery. The property will be super efficient and is designed to achieve a maximum energy efficiency rating of 99% as well as a carbon efficiency rating of 100%.

EER - Predicted A/99

SITUATION

The property is situated in the popular village of Rhydlewes, a small country village with village

hall serving the community. The property is centrally located for ease of access to towns in the area such as Cardigan, Newcastle Emlyn, Llandysul, Lampeter and Aberaeron. The West Wales Coastline is within easy travelling distance being only 5 miles away and there are nearby beaches found at Llangrannog and Penbryn. There are also miles of spectacular scenery to be enjoyed along the coastal path which stretches all the way down past Cardigan and joins the Pembrokeshire coast.

ACCOMMODATION

Innovative environmentally sustainable design. Please see floor plans for layout. The seller has explained a brief overview as follows: The Kitchen will be of a grey shaker design with a solid oak worktop, central cooking island and breakfast bar, Klarstein Vinovilla Grande Onyx 165 bottle Wine Fridge & overhead Chrome Extractor, integrated Dishwasher and bowl and a half sink and eye level oven.

The Kitchen will lead through the open plan Family Room/Living Room of which leads to the conservatory of which has a front and side bifold door system to ensure that the entertaining of friends and family can flow to the outside terrace overlooking the fields to

the rear. There will be additional heat sources within property by means of a biomass fireplace strategically placed to ensure the accuracy of heat disbursement within the property with an optional baking oven to use the most modern of biomass carbon efficient heating. Early purchasers can discuss and negotiate final finishes subject to agreement with the builder and deposit.

CONSTRUCTION

The property is of an environmentally sustainable design method although to the naked eye it is like any other development. It is being constructed using a recycled steel frame skeleton. This together with the below ground works of recycled concrete, stone and sand the actual environmental effect is yet further limited. The rest of the build will be developed using a range recycled and environmentally sustainable products to help achieve a development that has been constructed using in excess of 60% recycled material to limit the carbon and environmental impact.

COMPUTER AIDED DRAWINGS

Please note the computer aided drawings within this advert are subject to change and are not necessarily a true representation of the finished build. For example there may not be

an American fridge freezer in the kitchen. The seller is open to negotiate the final finish to a buyer subject to agreement, timescale, cost and deposit.

EXTERNALLY

The garden and raised elements of its south/south west facing aspect will give the ideal opportunity to create a terraced landscape of which boosts water conservation, limits run off and acts as a micro-watershed across the plot ideal for olericulture or ornamental horticulture alike. In addition there is a water harvesting system containing some 10000ltrs of non potable water installed within the grounds of which is ideal for producing a pumped filtered water for daily external works i.e. Car washing, window cleaning, hanging baskets, gardening, which uses a Hozelock pressurised hose system.

SERVICES

The property will have a bio LPG underground tank. Mains water, electric and drainage.

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

From Cardigan proceed up the main A487 coast road for approximately 10 miles until reaching the village of Brynhoffnant. Turn right signposted to Rhydlewes, before the left turning for Llangrannog and the Londis/Petrol station. Proceed down into the village and bear right by the window shop over a small bridge. Proceed along this road passing the butchers and the property will be found further ahead set back on the right hand side, opposite the church and identified by our John Francis for sale sign.

Plot 1, Hawen Hall, RHYDLEWIS SA44 5RH



Energy Efficiency Rating	
Very energy efficient - lower running costs	Predicted
(92-100) A	99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

John
Francis