



Plot 11 Cefn Ceiro, Llandre
Bow Street Ceredigion SY24 5DX
Guide price £495,000



An opportunity has arisen to acquire

a detached 5 bedroomed executive dwelling in a popular village setting.

The development of this new dwelling has new dwelling on the Cefn Ceiro Estate which is well situated on the edge of the villages of Bow Street and Llandre. The nearby village of Bow Street is well blessed with local amenities which include, garage, Primary School, Public houses and General Stores. On the Southern edge of Bow Street the development of the new railway station is ongoing which will improve access to Aberystwyth which is but 4 miles travelling distance to the South. There is also a regular bus service nearby to the aforementioned town, Aberystwyth having a good range of both social, leisure and educational facilities to cater for the large student and local population.

Prospective purchasers will note that the adjoining plot has been developed (Plot 11). We attach plans of the accommodation for your information. The accommodation briefly comprises of :-

GROUND FLOOR

Large open plan kitchen/living/dining room, lounge, downstairs wc, utility room and integral garage.

FIRST FLOOR

5 Bedrooms, two with ensuite facilities and bathroom.

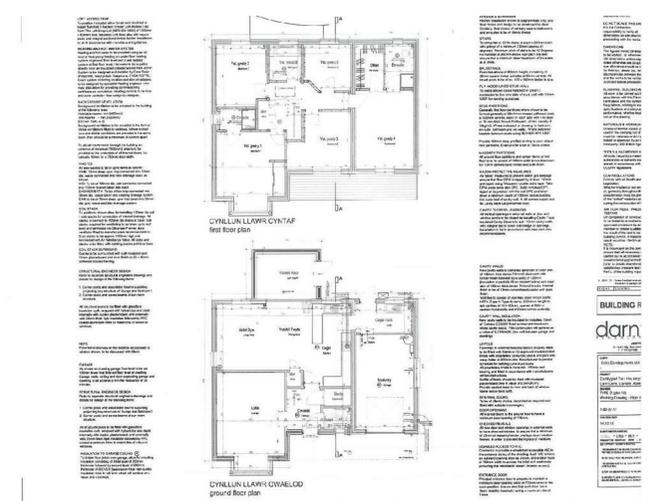
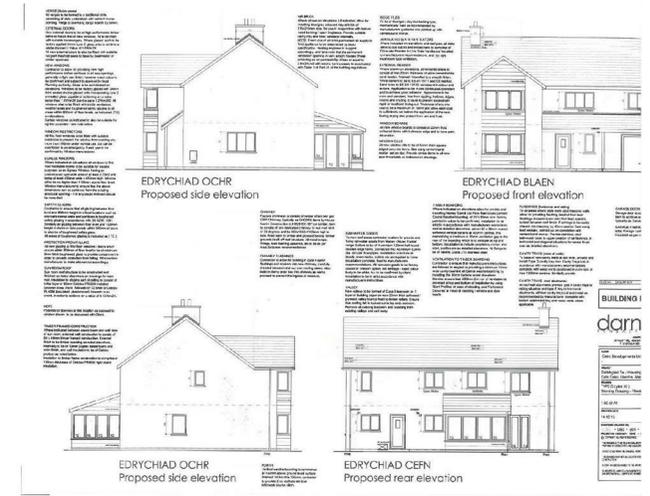
EXTERNALLY

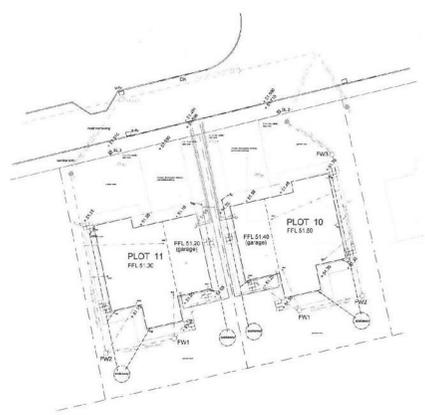
Please refer to site plan showing the extent of the plot. Please note that the driveway will be paved or tarmacadamed (subject to agreement).

If there is an early expression of interest and agreed sale the purchasers can have personal input with regards to type of fitted kitchen, bathroom and ensuite and general finish.

DIRECTIONS

From Aberystwyth take the A487 trunk road North to Bow Street. On the North edge of the village, turn left (near the garage) towards Borth and Cefn Ceiro is on the left hand side.





Key to Footing Symbols

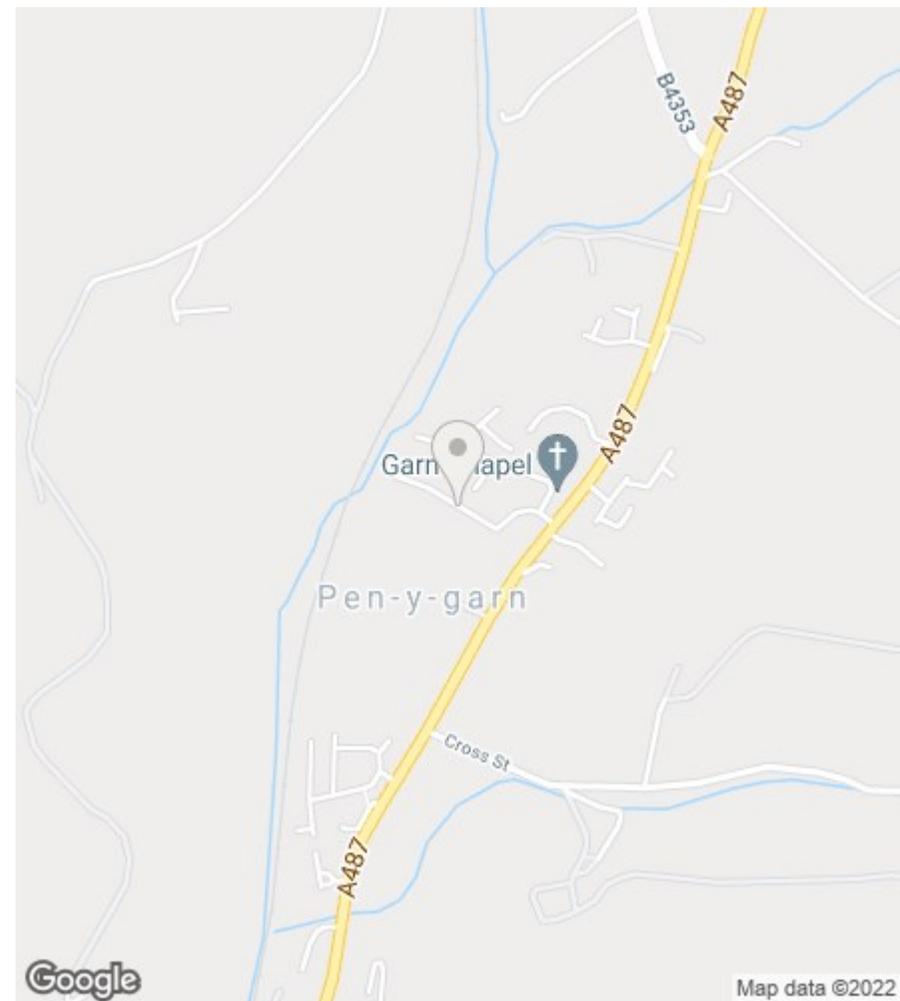
Key to Drainage

006
007

BUILDING RI

dami

008
009
010
011
012
013
014
015
016
017
018
019
020
021
022
023
024
025
026
027
028
029
030
031
032
033
034
035
036
037
038
039
040
041
042
043
044
045
046
047
048
049
050
051
052
053
054
055
056
057
058
059
060
061
062
063
064
065
066
067
068
069
070
071
072
073
074
075
076
077
078
079
080
081
082
083
084
085
086
087
088
089
090
091
092
093
094
095
096
097
098
099
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com