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**RICS**



Since 1989

*Coastal 3 Bed Bungalow with views towards the sea. New Quay - West Wales.*



**Dan Y Coed 2 Cwmhalen, New Quay, Ceredigion. SA45 9SF.**

**Ref R/2932/DD**

**£229,950**

**\*\*A most pleasant detached 3 bed bungalow\*\*Lovely and convenient coastal location\*\*Sought after locality\*\*Enjoys views towards the sea\*\*Grounds front and rear\*\*Garage and Private parking\*\***

The accommodation provides - Full Double Glazing with Front Vestibule, Ent Hall, Bathroom, 3 Bedrooms, Spacious Lounge/Dining Room, Kitchen, Side Porch, Attached Garage. Rear Balcony.

Conveniently positioned on a bus route and only half a mile or so walking distance of the centre of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. New Quay offers an array of shops, pubs, eating houses, primary school, chemist and Blue flag sandy beaches. Some 7 miles from the Georgian Harbour town of Aberaeron and an easy reach of the larger Marketing and Amenity Centres of Cardigan and Aberystwyth.

## THE ACCOMMODATION

### Front Vestibule

With front entrance door. Tiled floor. Glazed inner door leads to -

### Entrance Hall

With electric dimplex heater.



### Bathroom



8' 2" x 6' 6" (2.49m x 1.98m) with half tiled walls, a white suite provides a panelled bath with a Triton shower over and shower curtain, pedestal wash hand basin, low level flush toilet, electric heater towel rail and electric wall heater. Wall mirror. Built in airing cupboard, housing copper cylinder tank with immersion heater.

### Front Double bedroom 1

12' 7" x 9' 0" (3.84m x 2.74m) with front aspect window, electric dimplex heater.



## Rear Double Bedroom 2



11' 6" x 8' 9" (3.51m x 2.67m) with rear aspect window with a glimpse of the sea. Vertical blinds. Dimplex electric heater.

## Rear Bedroom 3

8' 6" x 8' 5" (2.59m x 2.57m) with range of fitted wardrobes and cupboards. Rear aspect window again with a glimpse of the sea. Dimplex electric heater.



## Lounge/Dining Room





16' 4" x 12' 5" (4.98m x 3.78m) overall with 13' wide front picture window with a nice aspect and again with views towards the sea. 2 Dimplex electric heaters.

### Rear Kitchen



8' 8" x 8' 2" (2.64m x 2.49m) with a tiled floor, a range of base and wall cupboard units with Formica working surfaces, 1½ bowl single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, part tiled walls, front aspect window with roller blind. Door through to -

## Side Porch



7' 0" x 4' 9" (2.13m x 1.45m) with tiled floor, glazed door leading out to a raised outside balcony with a pleasant aspect. Steps down to rear lawn.

## Attached Garage

16' 0" x 8' 4" (4.88m x 2.54m) with up and over door, side and rear exterior doors. Power and light connected.



## EXTERNALLY

### To the Front

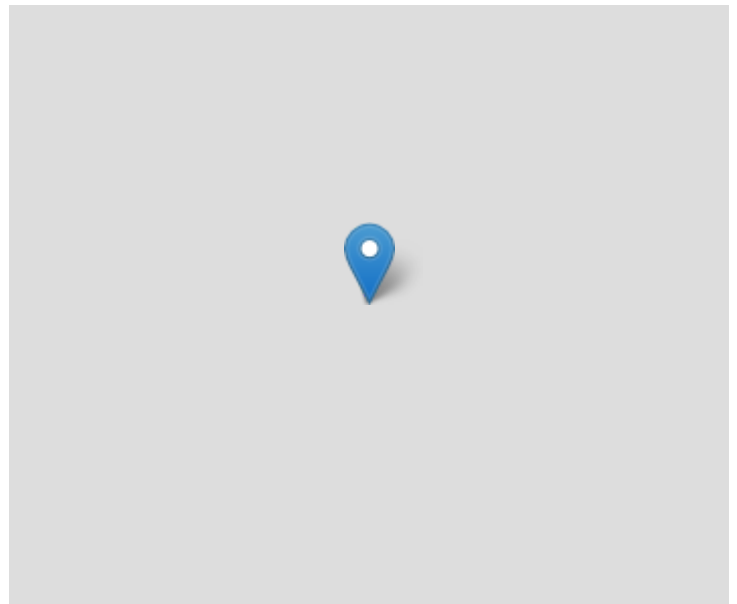
Driveway leading to Garage with ample parking space. Level grassed areas to front with central pathway leading to front door.



### At the Rear -

A spacious lawned garden area leading down to roadside boundary and with ornamental bushes.





### Services

Mains Electricity ( Smart Meter), Mains Water and Drainage.  
Economy 7 Heating.

### Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right (alongside The Llanina Arms Hotel) onto the B4342 New Quay road. Follow this road for some 2 miles passing through the small village of Gilfachreda until you will see the Cambrian Hotel on the left hand side, then the entrance to Quay West holiday resort on the right hand side. After a further 300 yards you will see the entrance to Cwm Halen on the left hand side. Drive into the estate and take the first left hand turning onto a quiet cul de sac and you will see this property as the second on the left hand side identified by the Agents For Sale board.