

*3 bedroom bungalow within spacious plot. In need of refurbishment. New Quay, West Wales.*



New Haven, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SE.

£225,000

R/4434/RD

**\*\* 3 bedroom bungalow \*\* Set within large plot \*\* Ample off-road parking \*\* Garage \*\* In need of full refurbishment \*\* Walking distance to nearby sandy beaches \*\* Views over adjoining fields \*\* A wonderful refurbishment project \*\* Cash buyers only \*\* A rare opportunity along this favoured coastline to secure a wonderful refurbishment project \*\***

The property is situated within the village of Cnwc Y Lili being on the edge of the larger settlement of New Quay. Cnwc Y Lili offers limited local amenities, relying on the seasonal village shop within the caravan site for day-to-day needs. The larger village of New Quay, some 1 mile from the property offers a good level of amenities and services including primary school, doctors' surgery, places of worship, shop, local cafes, bars, restaurants and sandy beaches. The Georgian Harbour town of Aberaeron is within some 15 minutes' drive and offers a primary and comprehensive school, Community Health Centre and a wider range of traditional High Street offerings.



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## GENERAL

The property comprises of a single storey bungalow set within an average plot size with tarmacadamed driveway and parking to the front, set within a gated and walled front forecourt with enclosed rear garden adjoining agricultural fields.

The property is in need of modernisation and refurbishment throughout, and this is reflected within the valuation.

There is evidence of some structural movement which will also need to be addressed.

## ACCOMMODATION

The accommodation provides as follows:

### Hallway

15' 8" x 4' 9" (4.78m x 1.45m) via upvc door with side glass panel, radiator, multiple sockets.



### Lounge



17' 4" x 12' 2" (5.28m x 3.71m) with window to front, multi fuel burner on a slate hearth, TV point, multiple sockets, 2 x radiator, double glass doors into –

## Conservatory



7' 6" x 11' 9" (2.29m x 3.58m) with upvc windows to all side, Perspex roof, quarry tiled flooring, external door to garden, radiator.

## Kitchen



10' 8" x 11' 5" (3.25m x 3.48m) in need of complete replacement with a range of base and wall units, stainless steel drainer with mixer taps, space for electric cooker, tiled flooring, rear window to garden. Space for dining table, radiator. External door to garden. External door to rear shelter and Porch with access to –

## Utility Room

8' 1" x 7' 9" (2.46m x 2.36m) housing a Firebird oil fired boiler, space for fridge/freezer, side window, cement fibre roof.



## Bathroom



7' 6" x 6' 3" (2.29m x 1.91m) with cast iron bath, WC, single wash hand basin, rear window.

## Rear Bedroom 1

7' 6" x 9' 0" (2.29m x 2.74m) single bedroom, window to rear, multiple sockets, radiator.



## Rear Bedroom 2

9' 8" x 10' 8" (2.95m x 3.25m) double bedroom, window to rear, multiple sockets, radiator.



## Front Bedroom 3



11' 7" x 13' 3" (3.53m x 4.04m) double bedroom, window to front, multiple sockets, radiator.

## EXTERNALLY

The property is approached from an adjoining county road into a walled forecourt and gated entrance to a tarmacadamed driveway with access to -

### SINGLE GARAGE

With steep up and over door, concrete base, multiple sockets.



### Rear Garden





Side footpath leading to a rear garden predominantly laid to law with views over the adjoining fields.

Side potting shed

## **MONEY LAUNDERING REGULATIONS**

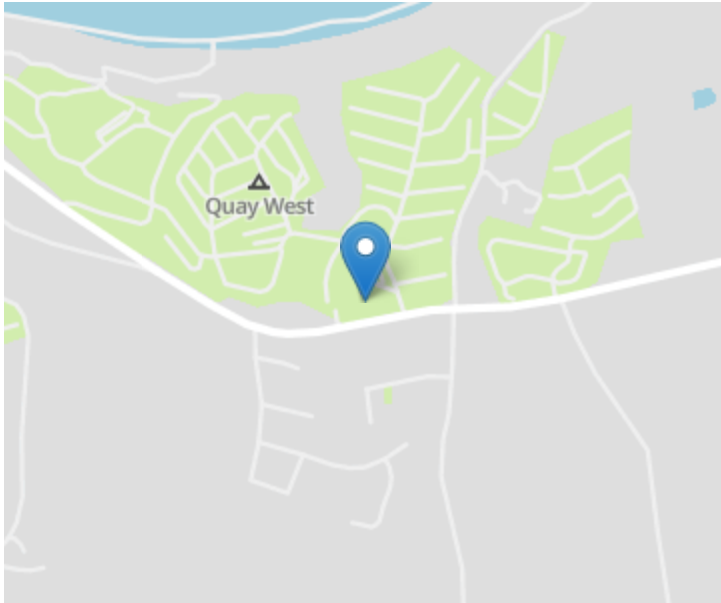
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **Services**

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure - Freehold.

Council tax band - D.



### Directions

Travelling from Llanarth on the A487 turn right onto the B4342 New Quay road at the Llanina Arms Hotel and proceed for approximately 2 miles travelling through Gilfachrheda and entering into Cnwc y Lili. Take the first left hand exit on the cross roads adjoining the Cambrian Hotel and proceed for approximately 300 yards and the property is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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