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*Modern 3 bedroom bungalow. Set within sought after development near New Quay, Cardigan Bay.
West Wales.*



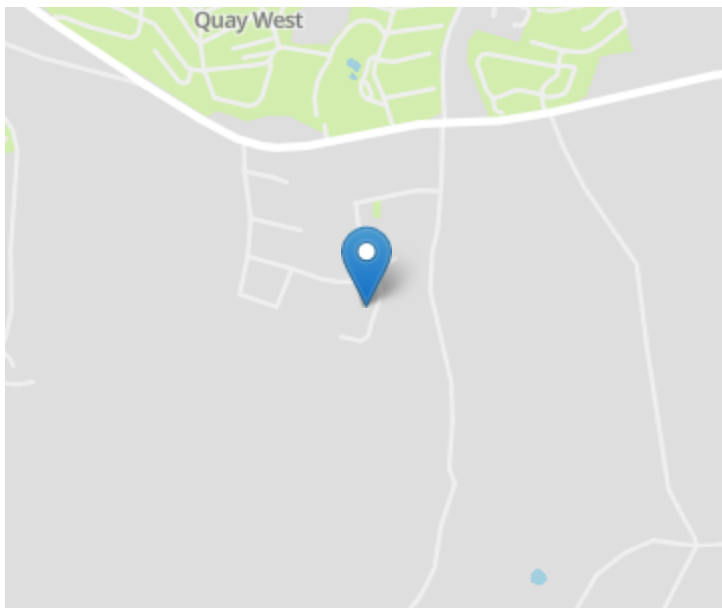
29 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

R/4393/RD

£335,000

**** Modern 3 bedroom detached bungalow ** Sought after Dolphin Court development ** Walking distance to New Quay and sandy beaches ** Distant sea views from garden ** Well presented ** Ample off-road parking ** Feature conservatory ** Mature, private rear garden ** Master bedroom with en-suite ** Situated in quiet surroundings ** An impressive property that must be viewed to be appreciated ****

The property is situated within the Dolphin Court development on the fringes of the fishing village of New Quay. The village offers a good level of local amenities and services including primary school, doctors surgery, village shops and post office, renowned local cafes, bars and restaurants, sandy beaches, places of worship and access to the All Wales Coastal Path. The Georgian harbour town of Aberaeron is some 15 minutes drive from the property offering a wider range of services including secondary school, community health centre, excellent leisure facilities and traditional day to day needs. The property lies equidistant 30 minutes drive from the university town of Aberystwyth to the north and the market and estuary town of Cardigan to the south.



Entrance Hallway

15' 6" x 5' 3" (4.72m x 1.60m) accessed via glass panel door with side glass panel, tiled flooring, double airing cupboard, multiple sockets.



Front Bedroom 1

10' 7" x 9' 9" (3.23m x 2.97m) double bedroom, window to front, multiple sockets.



Rear Bedroom 2



9' 9" x 10' 9" (2.97m x 3.28m) double bedroom, window to rear garden, multiple sockets.

Shower Room

5' 5" x 7' 2" (1.65m x 2.18m) 5' wide shower with side glass panel with waterfall head, single wash hand basin, WC, heated towel rail, tiled flooring and fully tiled walls, rear window, spotlights to ceiling.



Open Plan Kitchen and Dining Area

9' 6" x 16' 7" (2.90m x 5.05m) with light high gloss base and wall units, Formica worktop, fitted fridge/freezer, fitted oven and grill, fitted washing machine, 1½ stainless steel sink and drainer with mixer tap, induction hobs with extractor over, rear window to garden tiled splashback, space for dining table, spotlights to ceiling, tiled flooring, double glass doors into:



Conservatory

10' 9" x 11' 2" (3.28m x 3.40m) uPVC windows to all sides, patio doors to garden, tiled flooring.



Lounge

15' 7" x 12' 3" (4.75m x 3.73m) 2 x window to front, multiple sockets, TV point.





Master Bedroom

8' 7" x 12' 2" (2.62m x 3.71m) double bedroom with window to front, electric heater, multiple sockets, access to loft.



En-Suite

5' 9" x 8' 6" (1.75m x 2.59m) with 5'9 walk-in shower with side glass panel, electric shower, heater, single wash hand basin on vanity unit, WC, rear window.



EXTERNAL

To Front

The property is approached from the adjoining estate road into a tarmacadam forecourt with space for 2/3 vehicles to park with mature planting and front lawn area, side footpaths leading through to:





Rear

Enclosed rear garden space bound by mature planting and 6' fence to boundaries with vegetable path, rear garden laid to lawn, Step down from conservatory to extending patio area and footpaths leading through to:



Aluminium Glasshouse

Timber Garden Shed

8' 0" x 8' 0" (2.44m x 2.44m)

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

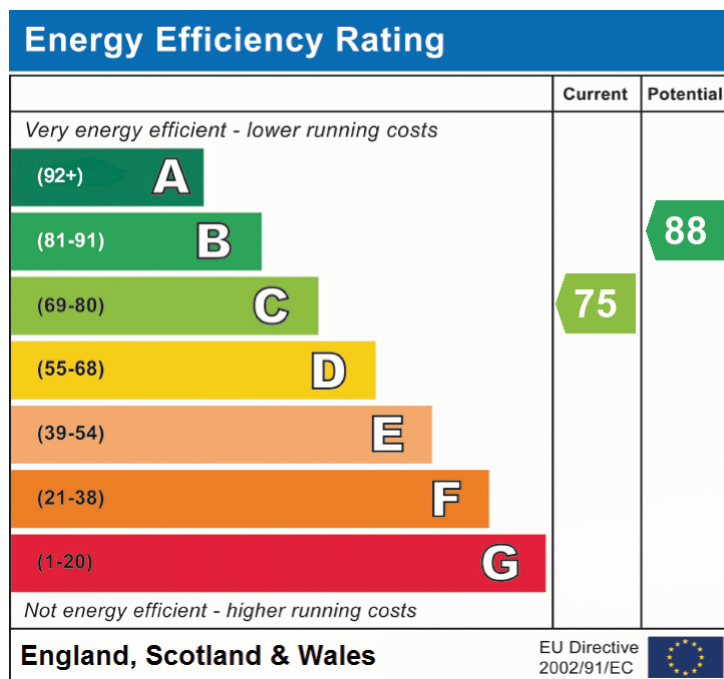
The property benefits from mains water, electricity and drainage. Oil and electric central heating. Underfloor heating throughout.

Tenure - freehold.

Council tax band - D.

Directions

From Aberaeron head south on the A487 through the villages of Ffos y Ffin and Llwyncelyn and into Llanarth. On leaving Llanarth travelling through a dip take the right hand turning signposted B4342 New Quay and continue for approximately 2 miles through the village of Gilfachrheda and into Cnwc y Lili. Continue past Quay West Caravan Park on your right hand side and take the next left hand turning into Cwm Halen estate. Proceed through Cwm Halen and take the 3rd exit into Dolphin Court. Proceed into the Dolphin Court development bearing right up the hill and continue to the very end taking the right hand turning and the property is the 2nd on the right hand side.



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (75)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

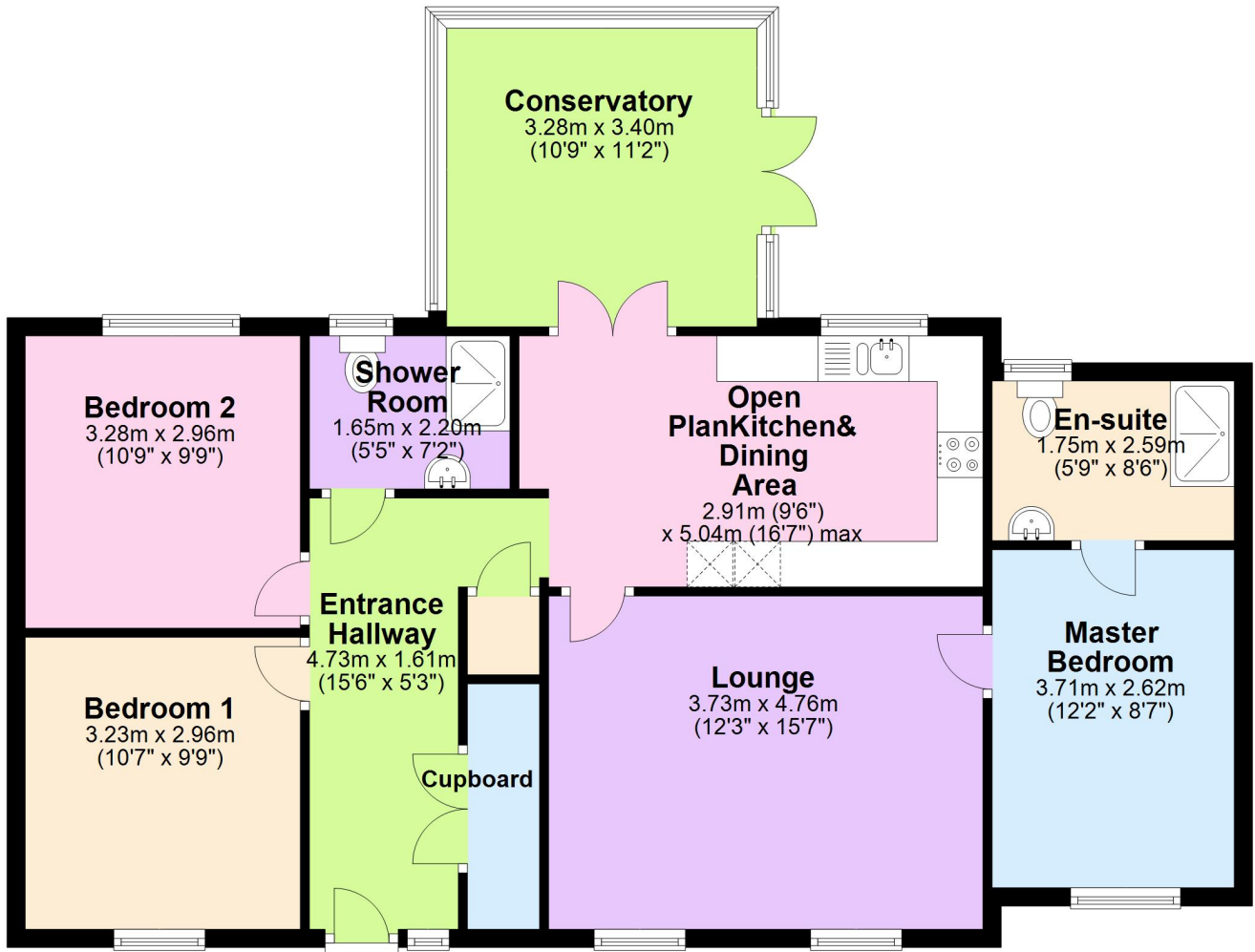
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

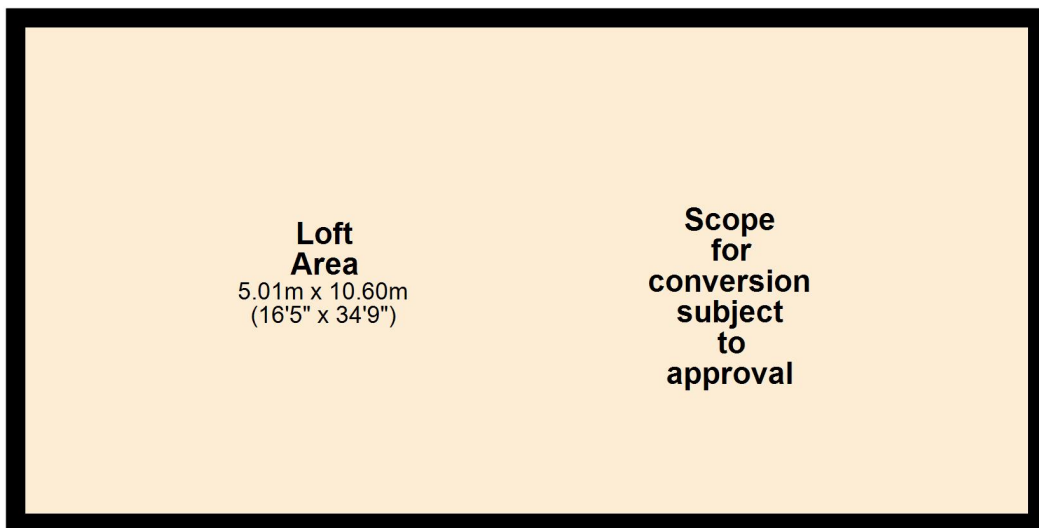
Ground Floor

Approx. 92.8 sq. metres (999.0 sq. feet)



First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 145.9 sq. metres (1570.6 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

29 Dolphin Court, NEW QUAY