

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.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

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.



Front Bedroom 3

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



Rear Bedroom 2

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

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

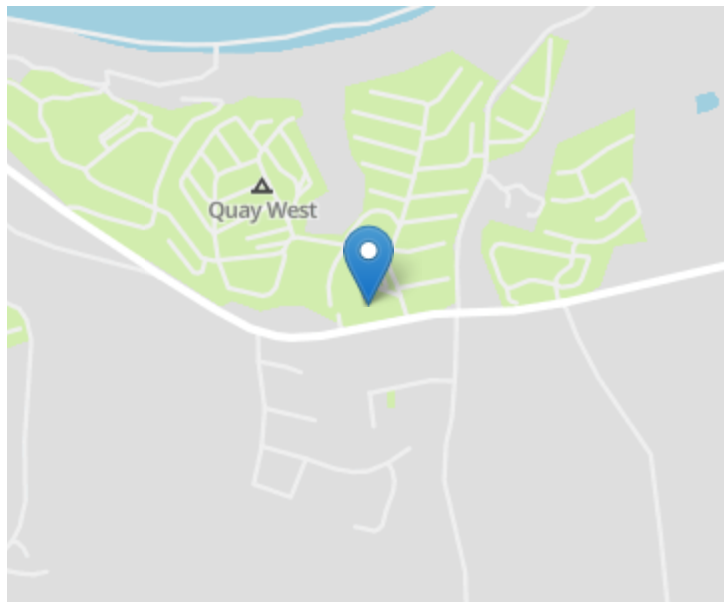
Any risk of coastal erosion? No

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



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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]