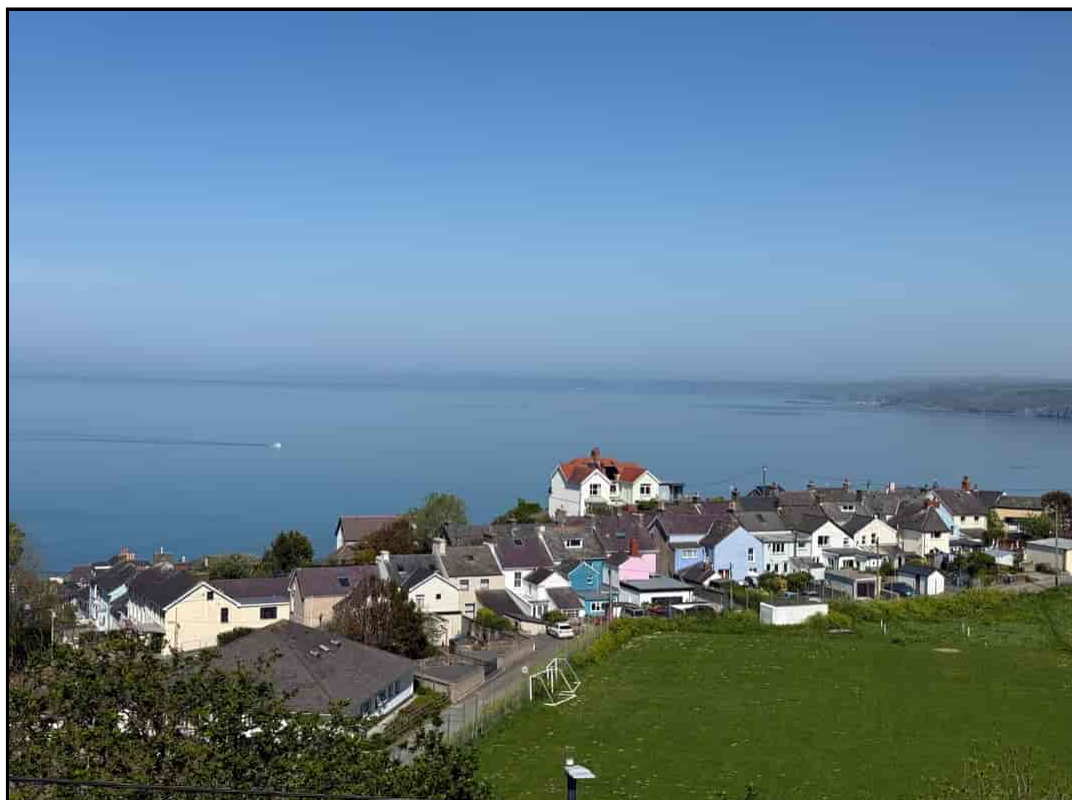


**LOCATION LOCATION LOCATION ! 3 bed detached residence with spectacular views over the Cardigan Bay coastline. New Quay - West Wales.**



**Wendawel, Towyn Road, New Quay, Ceredigion. SA45 9RD.**

**£350,000**

**Ref R/4660/ID**

**\*\*A great opportunity to acquire a superbly positioned detached 3 bed residence\*\*Elevated site overlooking New Quay and Cardigan Bay\*\*Unparallel views\*\*Double garage\*\*Attractive rear garden\*\*Front patio area with glass balustrades\*\*In need of some cosmetic modernisation\*\*Fully equipped for disabled access\*\*Popular coastal village location\*\*Short walk from all village amenities\*\***

The property comprises of entrance porch, entrance hall, reception room 1, L shaped lounge, kitchen/dining room, separate w.c. landing, 3 double bedrooms and main bathroom.

Wendawel is nicely located away from the main thoroughfare, yet immediately overlooking the village of New Quay and Cardigan Bay. An easy reach of all village amenities including public houses, restaurants, shops, places of worship, primary school, doctors surgery. A 5 minute walk from the beach. 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Entrance Porch

7' 3" x 4' 3" (2.21m x 1.30m) fully equipped for disabled access via half glazed upvc door, glazed hardwood door.



### Entrance Hallway

7' 0" x 10' 9" (2.13m x 3.28m) with central heating radiator, stairs to first floor.

### Reception Room 1

10' 3" x 8' 9" (3.12m x 2.67m) with central heating radiator, double glazed window to rear.

### L Shaped Lounge

24' 4" x 21' 3" (7.42m x 6.48m) designed to maximise the glorious views to the front of the property over Cardigan Bay with large double glazed window to front and side, patio door leading out to front patio with glass balustrade, 2 central heating radiator, electric fireplace and surround, wall lights.





## Kitchen/Dining Room

19' 3" x 13' 0" (5.87m x 3.96m) with range of fitted oak fronted base and wall cupboard units with formica working surfaces above, leisure electric range oven and 5 ring electric hob, matching extractor hood, inset 1½ stainless steel drainer drainer sink, under counter fridge, 2 double glazed windows to rear and 1 to side, laminate flooring, plumbing for automatic washing machine and tumble dryer, Worcester oil fired central heating boiler.



## Separate W.C.

2' 8" x 6' 4" (0.81m x 1.93m) with low level flush w.c. and wash hand basin.

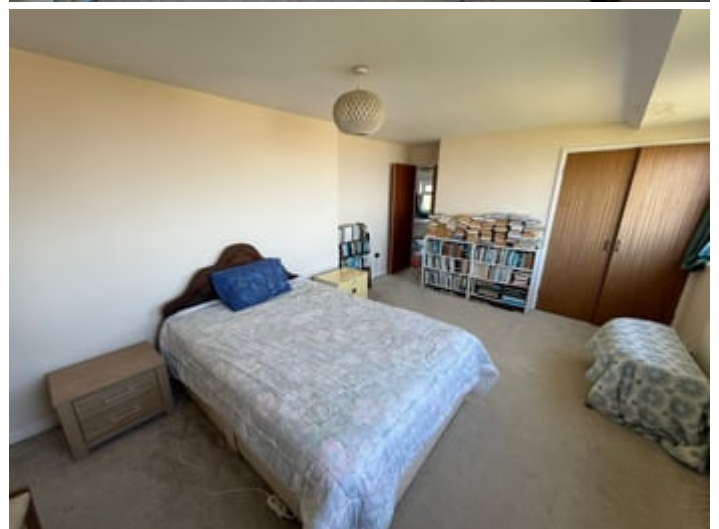
## FIRST FLOOR

### Central Landing

10' 0" x 3' 2" (3.05m x 0.97m) with doors into airing cupboard housing hot water tank.

### Front Principal Bedroom 1

12' 2" x 17' 7" (3.71m x 5.36m) a spacious room with 2 large dormer windows to front with incredible elevated views over the playing fields, New Quay and the whole of Cardigan bay, central heating radiator, built in cupboard.





### Front Double Bedroom 2

12' 0" x 12' 0" (3.66m x 3.66m) with dual aspect windows to front and side, again with lovely sea views, central heating radiator. Built in cupboard.



### Rear Double Bedroom 3

19' 5" x 10' 2" (5.92m x 3.10m) with 2 dormer windows to rear overlooking garden, central heating radiator, exposed timber flooring, built in cupboard.



### Main Bathroom

8' 9" x 8' 4" (2.67m x 2.54m) a 4 piece suite comprising of a corner jacuzzi spa bath, enclosed corner shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. stainless steel heated towel rail, tiled walls, tile flooring, frosted window to side.



## EXTERNALLY

### Double Garage

From the roadside measuring 12' 0" x 17' 0" (3.66m x 5.18m)



with electric roller door steps leading to -



### To the Front

The property benefits from full disabled access with a hydraulic lift system, leading to the first tier. There are also steps on the other side. Steps and ramp lead to the second tier, providing a patio laid to slabs with glass balustrades making the most of the incredible view to the front. Pathways to both sides lead to -



### Rear Garden

Pleasant sloping garden area mostly laid to grassed areas with mature flowers, shrubs and hedgerows to boundary. The property also benefits from read pedestrian access.

There are also useful garden sheds to the rear.





glazing throughout.

Tenure - Freehold.

Council tax band - E.

## **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 License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWINGS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

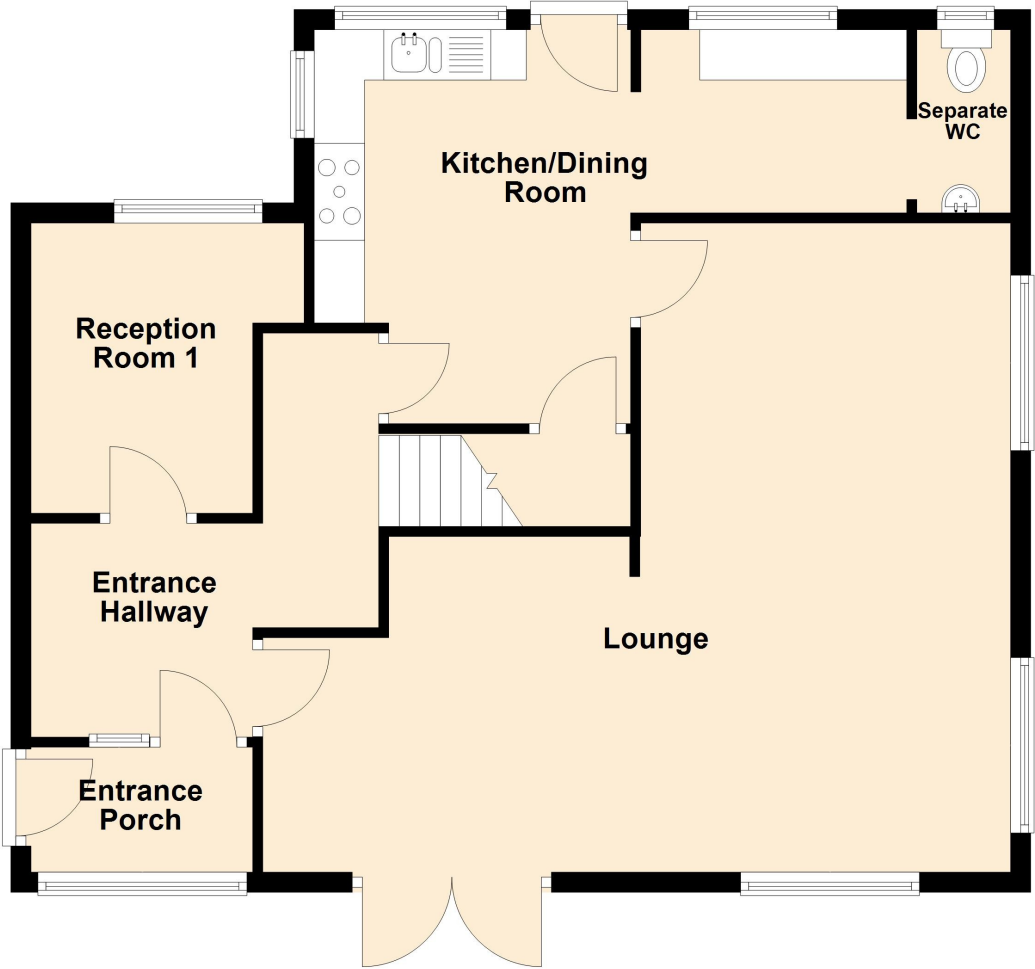
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

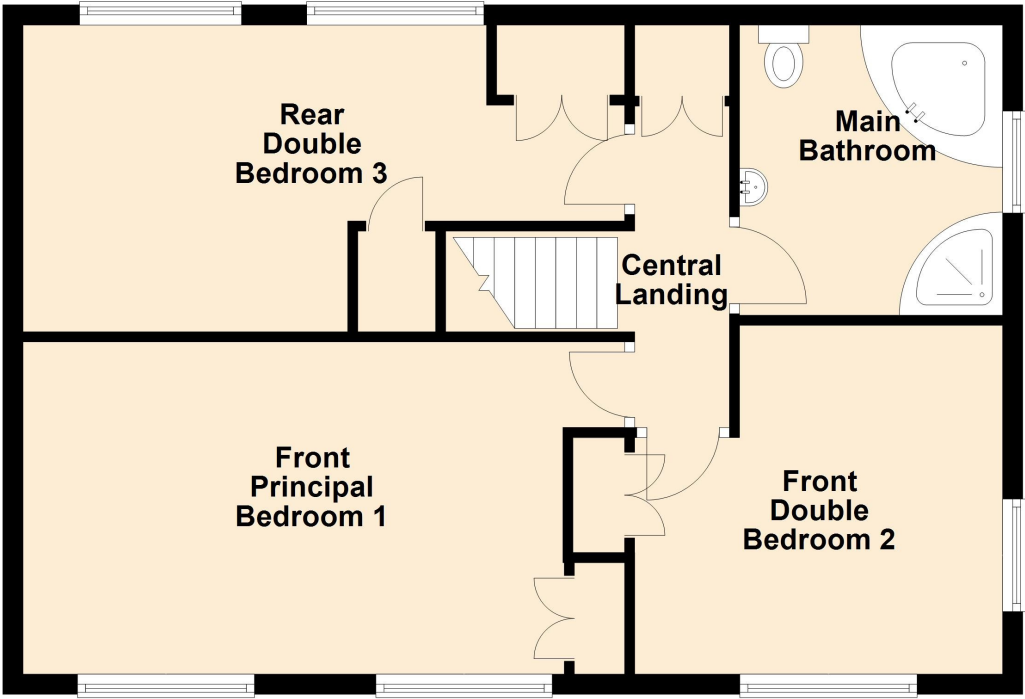
## **Services**

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

**Ground Floor**



**First Floor**





## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (57)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

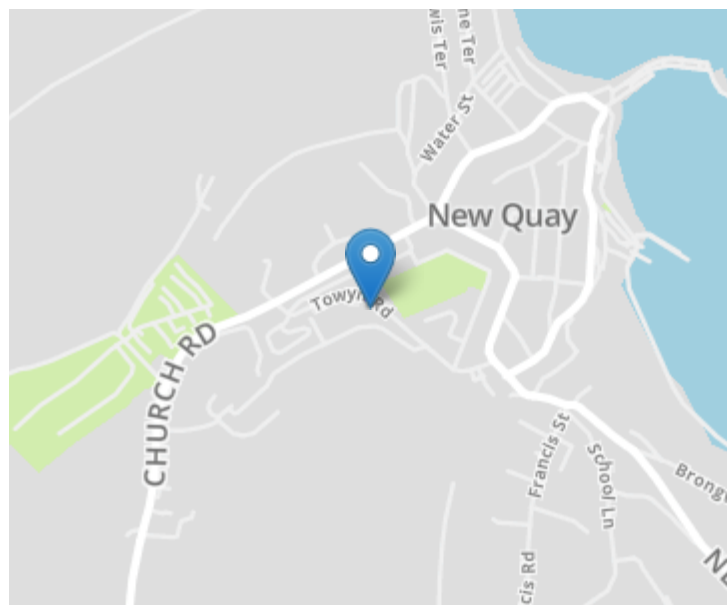
**Any risk of coastal erosion?** No

**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

As you travel on the main A487 coast road between Aberaeron and Cardigan. At the village of Synod Inn turn right (north west) onto the A486 New Quay road. As you enter the village of New Quay you will see the Penrhiwllan pub on the left hand side, then 100 yards down hill, turn right into Towyn road, just before the village car park (and opposite a detached yellow coloured guest house). Proceed up this lane passing a row of retirement bungalows on the right hand side and the property will be the second on the right hand side thereafter identified the agents 'for sale' board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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



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