

*An immaculately presented 4 bed detached dwelling with garage. Sought after residential estate of Dolphin Court. New Quay - West Wales.*



**3 Dolphin Court, New Quay, Ceredigion. SA45 9TA.**

**£385,000**

**Ref R/4491/ID**

**\*\*Immaculately presented and deceptively spacious 4 bed (1 en suite) detached dwelling\*\*** Located on the sought after residential estate of Dolphin Court, being 1 mile from New Quay **\*\*Good quality fixtures and fittings throughout\*\*** Pleasant rear garden area **\*\*Single Garage\*\*** Private off road parking **\*\*Under floor heating to ground floor\*\*** A 10 minute walk to New Quay and sandy beaches **\*\***

The accommodation provides - Ent Hall, 2 Double Bedrooms, Bathroom, Kitchen/Dining Room, Lounge. First Floor - 2 Double Bedrooms (1 En Suite).

The property is located only 1 mile from the popular fishing village and coastal resort of New Quay with access to a number of sandy beaches and the All Wales coastal foot path. New Quay offers an array of pubs, restaurants and eating houses along with doctors surgery, chemist and local retailers. The Georgian Harbour town of Aberaeron is within some 7 miles of the property and the larger towns of Cardigan and Aberystwyth are an equi distance drive.



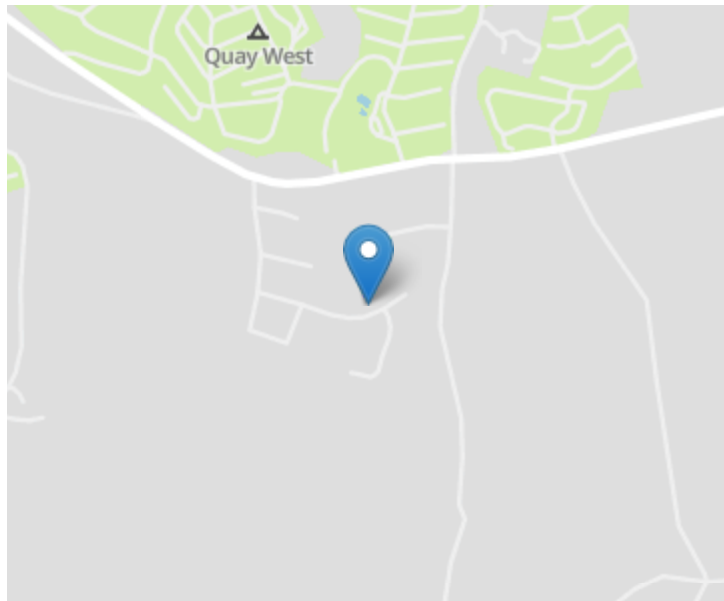
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## GROUND FLOOR

### Entrance Hall

8' 8" x 15' 8" (2.64m x 4.78m) via half glazed upvc door with glazed side panel, tiled flooring, stairs rising to first floor, understairs cupboard housing the under floor heating manifold.



### Front Double Bedroom 1

10' 3" x 10' 9" (3.12m x 3.28m) a spacious double room with double glazed window to front, multiple sockets.



### Rear Bedroom 2

10' 3" x 10' 0" (3.12m x 3.05m) a double bedroom with double glazed window to rear, multiple sockets.



### Bathroom

7' 1" x 5' 5" (2.16m x 1.65m) a modern white suite comprising of a panelled bath with mixer tap, pedestal wash hand basin, dual flush w.c. half tiled walls, tiled flooring, extractor fan, frosted window to rear, stainless steel heated towel rail.







### Kitchen/Dining Room

16' 3" x 9' 7" (4.95m x 2.92m) comprising of a range of fitted base and wall cupboard units with formica working surfaces above, Diplomat electric oven, 4 ring electric hob, stainless steel extractor hood, tiled splash back, inset composite 1½ drainer sink with pull out tap, integrated fridge freezer, spot lights to ceiling, 5ft patio doors to rear garden, tiled flooring, double glazed window overlooking rear garden.



### Lounge

11' 9" x 14' 5" (3.58m x 4.39m) a generous lounge area with 2 double glazed windows to front, electric fireplace creating a vocal point to the room, TV point, multiple sockets,





## FIRST FLOOR

### Landing

6' 7" x 8' 3" (2.01m x 2.51m) with velux window to rear bringing in an abundance of natural light.



### Bedroom 3

12' 5" x 14' 6" (3.78m x 4.42m) again a sizeable double room with velux window to rear, spot lights to ceiling, TV point, cupboard housing hot water cylinder and boiler.



### Principal Bedroom 4

12' 5" x 14' 6" (3.78m x 4.42m) with velux window to rear, TV point, electric heater, built in storage cupboard, spot lights and door into -





## En Suite

8' 7" x 12' 0" (2.62m x 3.66m) a well presented en suite comprising of a modern roll top bath with concealed taps, pedestal wash hand basin, dual flush w.c. tiled flooring, half tiled walls, stainless steel towel rail, electric heater, storage cupboard, extractor fan.

## EXTERNALLY

### To the Front

The property is accessed from an adopted estate road with off road tarmac driveway with parking for 2 cars and access to -







### Single Garage

8' 7" x 18' 5" (2.62m x 5.61m) with up and over door, electricity connected, upvc exterior door to rear (potential for conversion subject to planning).



### To the Rear

The property benefits from a pleasant enclosed rear garden area with mostly laid to lawn with large patio area laid to slabs.

There is a variety of shrubs, trees and hedgerows including wisteria and bay tree and many more.



## **MONEY LAUNDERING**

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.

## **TENURE**

The property is of Freehold Tenure.

## **VIEWING**

VIEWING: 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 that the property benefits from mains water, electricity and drainage. Electric central heating system. Under floor heating throughout the ground floor. Telephone subject to transfer regulations.

Council Tax Band - D (Ceredigion County Council).

# MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Garage. Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

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

From Aberaeron proceed south west on the A487 coast road as far as the village of Llanarth. At Llanarth drive through the village and turn alongside the Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1.5 miles, you will pass the entrance to Quay West holiday resort on your right hand side, proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand drive. Drive into the estate, then take the third road on your left which will lead you into Dolphin Court where you will see the property as the third property on your left hand side as you enter Dolphin Court.

For further information or  
to arrange a viewing on this  
beautiful property, contact us:

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