

*Luxurious 5/6 bed coastal residence with swim spa facility. New Quay. West Wales.*



**Y Berllan, Cnwc y Lili, New Quay, Ceredigion. SA45 9SG.**

**£610,000**

**R/4470/RD**

**\*\* A luxurious 5/6 bed family home \*\* Feature kitchen and living space overlooking garden \*\* Unique swim spa and leisure facility \*\* Private and well designed rear garden space \*\* No expense spared on fixtures and fittings \*\* Fully orientated to maximise the wonderful and rear entertainment space \*\* Walking distance to sandy beaches and village amenities \*\* 10 minutes walk to New Quay village centre \*\***

**\*\*ONE OF THE MOST LUXURIOUS AND UNIQUE PROPERTIES ON THE MARKET WITHIN THIS FAVOURED COSTAL BELT THAT MUST BE VIEWED TO BE APPRECIATED \*\***

The property is situated within Cnwc y Lili on the fringes of the fishing village of New Quay along Cardigan Bay. New Quay offers a good level of local amenities and services including primary school, doctors surgery, village shops and post office, local cafes, bars, restaurants and sandy beaches. The Georgian harbour town of Aberaeron is some 15 minutes drive from the property with its secondary school, leisure centre, wider high street offerings and day to day needs. The property lies equidistant 30 minutes drive from the larger urban centres of Aberystwyth to the north and Cardigan to the south.



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## GENERAL

An exceptional coastal property recently refurbished and extended to provide one of the most luxurious homes within the New Quay coastal belt.

The property has been extensively redeveloped to the rear with feature open plan kitchen and living space with atrium roof and sliding patio doors to large rear patio area and entertainment space.

An additional extension to the property includes the feature swim spa and leisure facility which also has room for a 8+ persons jacuzzi. Both these items are available within the sale subject to an acceptable offer.

The property also provides 5/6 double bedroom accommodation split across 2 floors presenting a deceptively spacious family home.

To the front, the property is accessed off the adjoining county road into a large front forecourt with manicured garden with feature decorative ponds and garden space.

A truly fantastic property that must be viewed to be appreciated.

The accommodation provides more particularly as follows:



### Reception Hallway

6' 0" x 51' 1" (1.83m x 15.57m) being 'L' shaped and accessed

via uPVC glass panel door and side glass panel, tiled flooring, understairs cupboard, cloakroom and separate airing cupboard, under floor heating throughout part of ground floor.



### Lounge

12' 3" x 19' 4" (3.73m x 5.89m) (into bay window) with feature fireplace with gas fire, side window, multiple sockets, 2 x radiator.





### Ground Floor Bedroom 1

14' 1" x 11' 9" (4.29m x 3.58m) double bedroom currently used as a gym with sliding patio doors to front, wood effect flooring, radiator, multiple sockets.



### Open Plan Kitchen/Dining/Living Space

19' 5" x 15' 2" (5.92m x 4.62m) a notable feature of the property being recently refurbished and extended to provide an exceptional living space within the property. The kitchen area provides a high quality range of high gloss grey units, Quartz worktop and drainer with 2 x separate sinks, fitted

NEFF oven, grill and microwave with warm plate drawer, fitted fridge/freezer, fitted NEFF dishwasher, space for separate freestanding fridge/freezer, side larder unit, feature kitchen island with NEFF gas hobs with NEFF extractor fan, seating area, sink with mixer tap, spotlights over, space for wall mounted TV.

Open plan into living and dining area with fully glazed sliding bi-fold doors to garden, patio and entertainment area, corner multi-fuel burner, large apex orangery light over, surround LED lighting systems, tiled flooring, multiple sockets, underfloor heating.







### Utility Room

6' 3" x 11' 8" (1.91m x 3.56m) accessed from the kitchen area with a range of base units, wood effect worktop, stainless steel sink and drainer with mixer tap, rear window and door to garden and patio area, tiled flooring, washing machine connection, side storage cupboard.

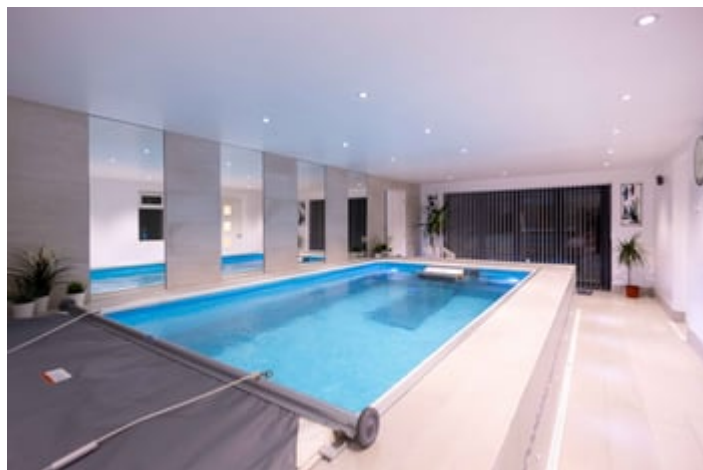
### WC

WC, enclosed shower, single wash hand basin on vanity unit, tiled flooring, radiator.

### Feature Swim Spa and Leisure Room

14' 3" x 40' 8" (4.34m x 12.40m) with feature 15' swim spa

fully built in with tiled surround walls, fitted lighting, spotlights over, tiled flooring with side door to boiler room, space for 8 person Jacuzzi with apex rooflight over, 11'4" bi-fold doors to front and side area to garden and patio space, heated towel rail.



### Shower Room

6' 5" x 6' 5" (1.96m x 1.96m) with walk-in shower with waterfall head and side glass panel, single wash hand basin on vanity unit, WC, rooflights over, tiled flooring and walls.



### Study/Home Office/Potential Bedroom

17' 6" x 11' 8" (5.33m x 3.56m) with 2 x 8'8" bi-fold doors to garden, patio and entertainment space, wood effect flooring, multiple sockets, spotlights to ceiling.



## FIRST FLOOR

### Landing

With access to loft, airing cupboard.

### Front Bedroom 2

13' 6" x 11' 8" (4.11m x 3.56m) double bedroom with window to side, radiator, multiple sockets, under-eaves storage.



### Front Bedroom 3

12' 6" x 9' 8" (3.81m x 2.95m) double bedroom, window to front, fitted cupboard, radiator, multiple sockets.

### Front Bedroom 4

11' 5" x 10' 0" (3.48m x 3.05m) double bedroom, window to front, multiple sockets, radiator, fitted cupboard.



### Master Bedroom

10' 8" x 13' 6" (3.25m x 4.11m) double bedroom with window to rear overlooking garden, multiple sockets, radiator, fitted cupboards, TV point.



### En-Suite

Enclosed 1200mm shower with waterfall head, WC, radiator, tiled flooring and walls, rear window.



### Family Bathroom

With feature roll top bath, enclosed corner shower, WC, single wash hand basin, tiled flooring and walls, radiator.



### EXTERNAL

## To Front

The property is approached via the adjoining county road into a large front forecourt area with space for 5+ vehicles to park, manicured garden area with feature pond and seating area. Side garden area laid to lawn with summerhouse and connecting footpaths leading through to:

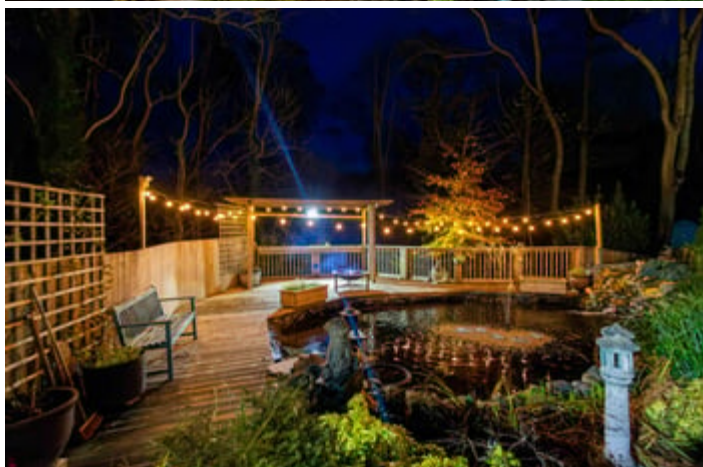


## To Rear

Rear garden with feature patio space enjoying a wonderful private entertainment and garden area with extending patio leading through to side seating and BBQ space and connecting footpath leading to the side of the main lawn area to a feature Koi pond with Nexus 310 pond filter and decking area looking back towards the house with feature bunting lighting overlooking its boundary with a stream below. Extended lawned garden area leading through to the side of the woodland where 2 timber storage sheds are also provided.







## 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. Air Source heating.

Tenure - Freehold.

Council Tax - tbc.

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway.

**Heating Sources:** Air Source Heat Pump. Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (58)

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

**Flooding Sources:**

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

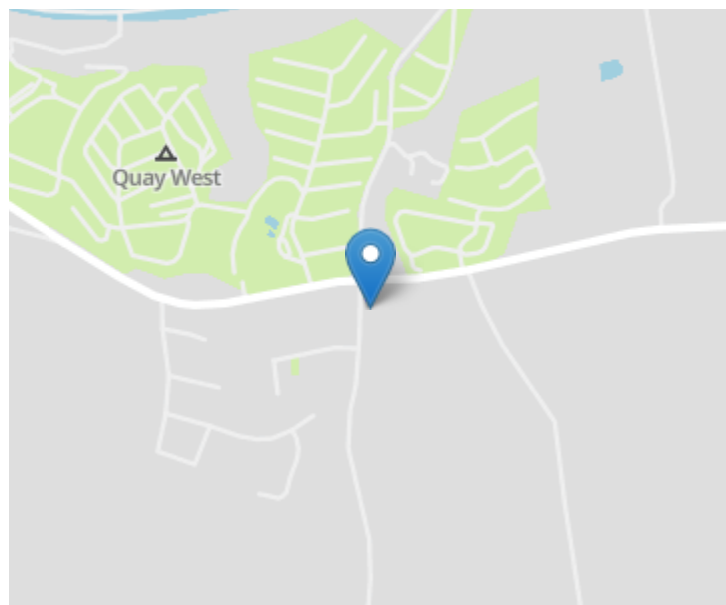
**Any risk of coastal erosion?** No

**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 head south on the A487 and after some 4 miles having passed through the villages of Ffos y Ffin, Llwynceilyn and into Llanarth, take the right hand turning onto the B4342 New Quay road adjoining the Llanina Arms Hotel. Proceed for approximately 2 miles passing through Gilfachrheda and entering Cnwc y Lili. As you pass Schooner Park on your right hand side, continue for a further 100 yards and take the next left hand turning at the junction with the Cambrian Hotel. Proceed along this road for approximately 50 yards and the property is located on the left hand side.

**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](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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## 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>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(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 :

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