

Delightful 3-4 Bed detached residence set in lovely garden and grounds with panoramic views over Cardigan Bay. Maenygroes Near New Quay - West Wales.



Tawelfryn, Maenygroes, New Quay, Ceredigion. SA45 9TP.

£399,950

Ref R/5148/ID

****A most delightful 3-4 bed detached residence**Set in spacious gardens and grounds**Breathtaking views towards the sea over Cardigan Bay**Recently renovated to a high standard including new kitchen, flooring and decoration etc **Located only a short drive/walk from the popular fishing village of New Quay**Ample Private parking**Double Glazing throughout**Oil fired central heating**Planning permission for single story extension****

The property comprises of Ent Hall, Front Sitting Room, Formal Dining Room/Downstairs Bedroom 4, Kitchen, Sun Room, Utility. First Floor - Bathroom, 2 Double Bedrooms, 1 Single Bedroom.

Located at the semi rural village community of Maenygroes fronting a quiet district road which leads West into New Quay, only a mile or so from this coastal resort and seaside fishing village and its array of pubs, eating houses, gift shops, convenience store, chemist, primary school etc. Short walk from a bus route. 9 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and within an easy travelling distance of many other popular picturesque sandy beaches and coves along this favoured West Wales Heritage coastline.



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GROUND FLOOR

Entrance Hall



16' 5" x 5' 0" (5.00m x 1.52m) via recently installed composite door with glazed side panels, central heating radiator, tiled flooring. Stairs leading to first floor. Spot lights to ceiling.

Sitting Room



Formal Dining Room/Downstairs Bedroom 4

Kitchen



9' 7" x 10' 6" (2.92m x 3.20m) with a range of modern base and wall cupboard units with Oak working surfaces above, inset 1½ ceramic sink with mixer tap, Bosch electric oven, 4 ring electric hob above, stainless steel extractor hood, plumbing for dishwasher, spot lights to ceiling, double glazed window to side, central heating radiator, tiled flooring, Doorway leading into -

Sun Room



12' 6" x 9' 6" (3.81m x 2.90m) of dwarf wall construction with upvc glazed units surround making the most of the panoramic views over Cardigan Bay, slate effect tiled flooring, wall lights, central heating radiator, patio doors to rear.

Utility Room / Laundry Room



5' 3" x 4' 5" (1.60m x 1.35m) housing the oil fired Worcester boiler, plumbing for automatic washing machine, half glazed upvc door to rear.

FIRST FLOOR

Front Double Bedroom 1



14' 0" x 9' 4" (4.27m x 2.84m) with dual aspect windows to front and side, central heating radiator, spot lights to ceiling.

Front Double Bedroom 2



10' 5" x 14' 0" (3.17m x 4.27m) with dual aspect windows to front and side, central heating radiator, access hatch to loft.

Front Single Bedroom 3



8' 11" x 5' 8" (2.72m x 1.73m) with double glazed window to front, central heating radiator.

EXTERNALLY

To the Front



An enclosed graveled forecourt, side gravel parking area with parking for 2 cars to one side of the property, to the other is a graveled driveway with further parking and leading to -



Rear Garden



Which offers a lovely lawned area with raised decking making the most of the breathtaking views.

Timber Garden Shed/Log Store. 3 mature fruit trees, flower and vegetable beds.

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



in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

Please Note -



Planning has been approved for a single story extension to the rear of the property - REF/A211148.

Services

The property benefits from mains water and electricity.
Drainage to septic tank. Oil fired central heating.

Council Tax Band - D (Ceredigion County Council).

TENURE - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (45)

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 New Quay take the A486 Llandysul road. Continue to the top of the hill until you get to Maenygroes, at the first crossroads junction turn left. Continue for approximately 300 yards and the property can be found on your left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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