

*Nicely presented, recently refurbished, 3 bed semi detached house with garage and pleasant gardens. Near New Quay and a pleasant walk down a wooded valley to sandy beaches at Cei Bach and Traethgwyn - West Wales.*



**Maes y Deri 14 Bro Gido, Gilfachreda, New Quay, Ceredigion. SA45 9SR.**

**£215,000**

**Ref R/5179/ID**

**\*\*Delightful, recently refurbished 3 bed semi detached house\*\***In pleasant coastal village location\*\*Garage\*\*Perfect family home or first time property\*\*Beautifully landscaped rear garden\*\*Ample private parking\*\*2 Miles New Quay\*\*Pleasant convenient level walk down a wooded valley to delightful secluded sandy beaches at Cei Bach and Traethgwyn\*\*

The Accommodation provides Double Glazing and Central Heating and provides -Ent Hal, Front Sitting Room, Rear Kitchen (newly refitted), Utility Room. To the First Floor - 3 Bedrooms, New Shower Room. Outside w.c. Single Garage and Workshop.

Located within the coastal hamlet of Gilfachreda, convenient to a good range of local amenities. New Quay provides an abundance of cafes, bars, restaurants, sandy beaches and local primary school. The main A487 coast road at Llanarth is less than a mile, again offering a good range of local amenities. The property is on a bus route, only 5 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 Cardigan, Aberystwyth and Lampeter.



**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

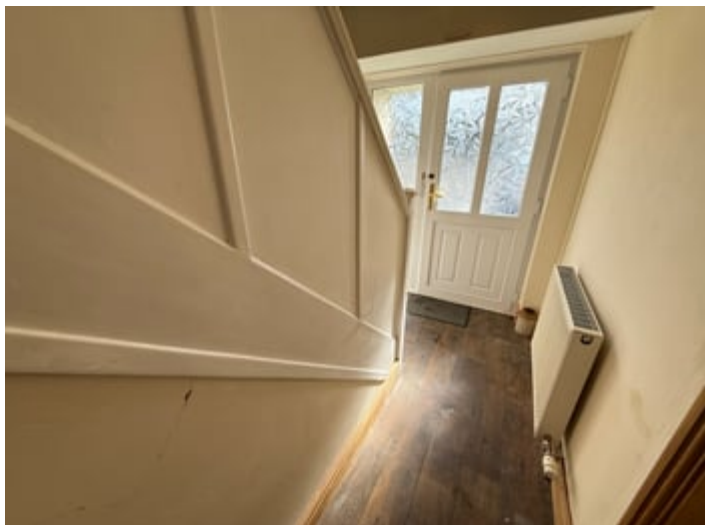
Since acquiring the property the vendor has incurred considerable cost on the refurbishment of this dwelling which now provides well presented accommodation catering for all modern day needs.

The work has included new upvc double glazed windows to the front elevations, re-wiring, new pine fitted doors throughout and skirting boards, new covings to ceilings, new carpets and floor coverings to most rooms, kitchen and new shower room. Construction of the decking area and pergola, and modern patio area with outside lights.

## GROUND FLOOR

### Entance Hall

With upvc door with side panel, central heating radiator, stairs to first floor.



### Front Sitting Room

14' 2" x 11' 3" (4.32m x 3.43m) a character room with multi fuel stove on a slate hearth with mantle above, double glazed window to front, tv point.



### Kitchen/Breakfast Room

12' 9" x 11' 5" (3.89m x 3.48m) 12'9" x 11'5" with central heating radiator, new modern fitted range of base and wall cupboard units with oak effect working surfaces, ceramic 1½ bowl sink unit, mixer taps, Inset 'stoves' slot in electric oven with ceramic hobs, french doors to rear garden.



### Rear Utility Room

7' 6" x 7' 5" (2.29m x 2.26m) 7'6" x 7'5" with new range of base cupboard units, formica working surfaces, appliance space with plumbing for washing machine, stainless steel single drainer sink unit, mixer taps, rear exterior door.



### FIRST FLOOR

#### Central Landing

Approached via staircase from the Entrance Hall, new hatch and spring ladder access to attic overall, partly boarded and insulated.

#### Front Double Bedroom 1

13' 4" x 11' 7" (4.06m x 3.53m) with central heating radiator, front aspect window.





### Rear Double Bedroom 2

13' 3" x 11' 3" (4.04m x 3.43m) with feature wall paneling and hanging bedside reading lights, central heating radiator and built in airing cupboard housing copper cylinder tank with immersion heater. Rear aspect window overlooking garden.



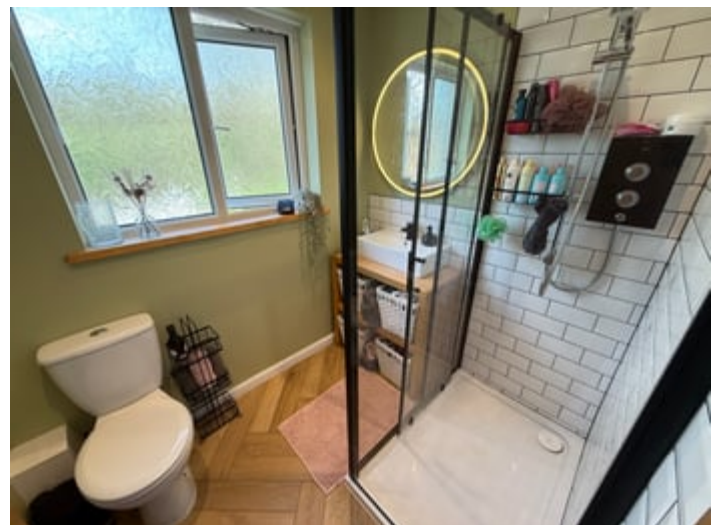
### Front Single Bedroom 3/Office

7' 11" x 7' 8" (2.41m x 2.34m) currently used as an office, central heating radiator, herringbone flooring.



### Shower Room

6' 11" x 5' 6" (2.11m x 1.68m) with a recently installed shower comprising of enclosed shower unit with Mira electric shower, dual flush w.c. wash hand basin, frosted window to front, herringbone flooring, illuminous mirror, black heated towel rail.



## EXTERNALLY

### To The Front

A large walled in paved in forecourt with double iron gated entrance with private parking for several cars. Pathway leading to -



### Side Garage

18' 7" x 15' 6" (5.66m x 4.72m) with up and over door. Has a fitted work bench and houses the Worcester Dainsmore oil fired central heating boiler.

Separate w.c.

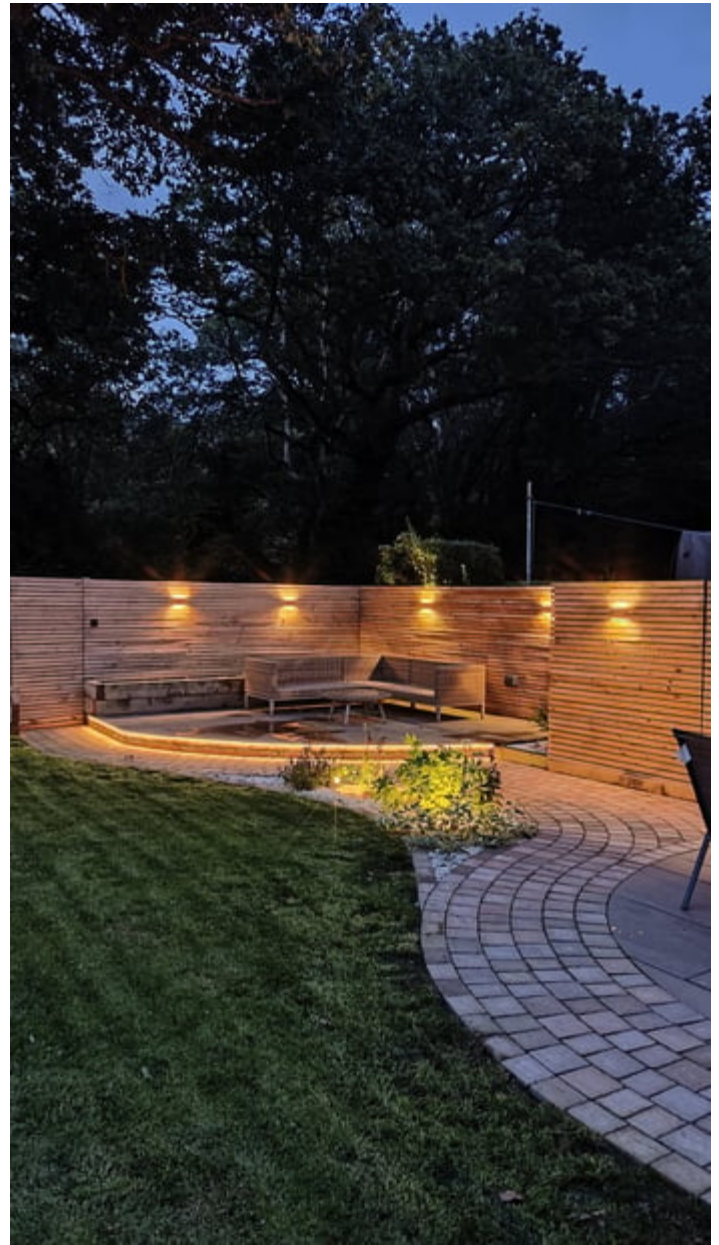
A covered alleyway links the w.c. to the house.

### To the Rear

A most attractive rear garden that has been fully landscaped by the recent owners which comprises of a decking area with pergola, new 6' high fencing for privacy, feature patio area laid to slabs and lawn providing a lovely quiet area.

Feature outside wall lights, speakers and floor lights.





## **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.

## **VIEWING ARRANGEMENTS**

**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'.

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

## **Services**

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Newly installed walled in oil tank.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

---

**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**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

From Aberaeron proceed South West on the A487 coast road to the village of Llanarth. Drive through the village and then turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road passing Woodlands Holiday Village on the right hand side and then New Quay Business Park on the left. After a further 1/4 of a mile you will see a street of semi detached houses on the right hand side. This property is towards the middle of the street on the right hand side 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](mailto:aberaeron@morgananddavies.co.uk)

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



Regulated by

**RICS**<sup>®</sup>