

Large 3 Bed Semi Detached Home. New Quay. West Wales.



20 Cylch-Y-Llan, New Quay, Ceredigion. SA45 9PE.

£237,000

R/3602/RD

** Large 3 Bed Semi Detached House ** Generously proportioned grounds ** Space for 3+ vehicles to park
** Side lawned Garden ** Walking distance to beach and village amenities ** Sought after location ** Ideal
1st time buyer opportunity ** Attention investors ** Largest plot on this estate **

The property is situated within a residential estate, originally developed by the Local Authority and is very conveniently positioned within the coastal village community of New Quay, a 10-minute walk to the sea front and an easy reach of local amenities which includes doctors' surgery, chemist, primary school etc. and is on a bus route.



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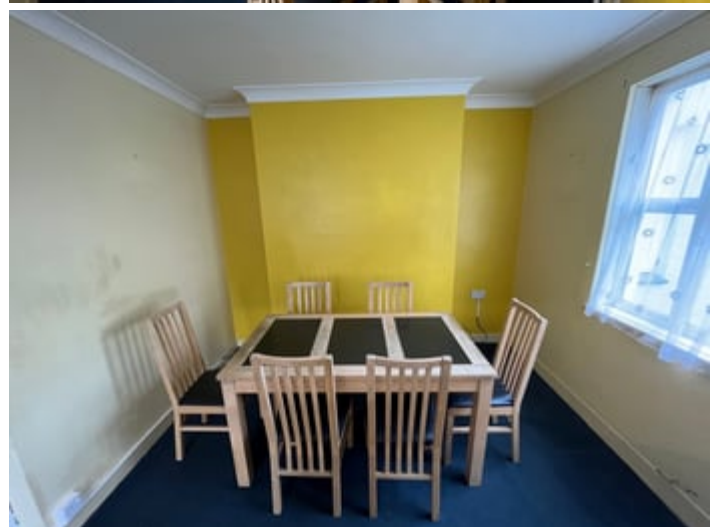


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GROUND FLOOR

Kitchen/Dining Room

18' 6" x 13' 3" (5.64m x 4.04m) with front door access with rear and side aspect windows, oak effect range of kitchen base and wall units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, integrated Diplomat stainless steel oven and electric hob unit, appliance space with plumbing for automatic washing machine, part tiled walls, Gabarron electric night storage heater and rear exterior door.



Sitting Room

18' 5" x 10' 5" (5.61m x 3.17m) With front side and rear aspect windows, fireplace, 'Gabarron' electric night storage heater.



Rear Entrance Hall

With rear exterior door.



Understairs Shower Room

With low level flush toilet, wash hand basin and shower cubicle.



FIRST FLOOR

Landing

Approached via staircase from the Entrance Hall provides a Central Landing with built in airing cupboard.



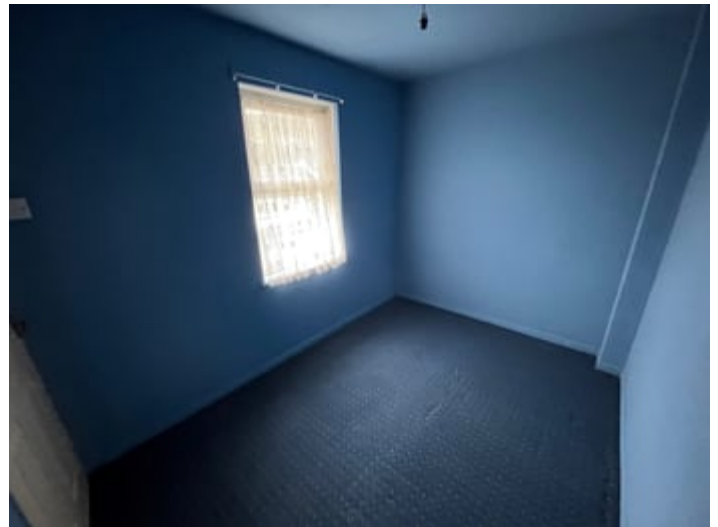
Double Bedroom 1

12' 2" x 10' 1" (3.71m x 3.07m) Plus alcove, side aspect window, Gabarron electric night storage heater. Built in wardrobe.



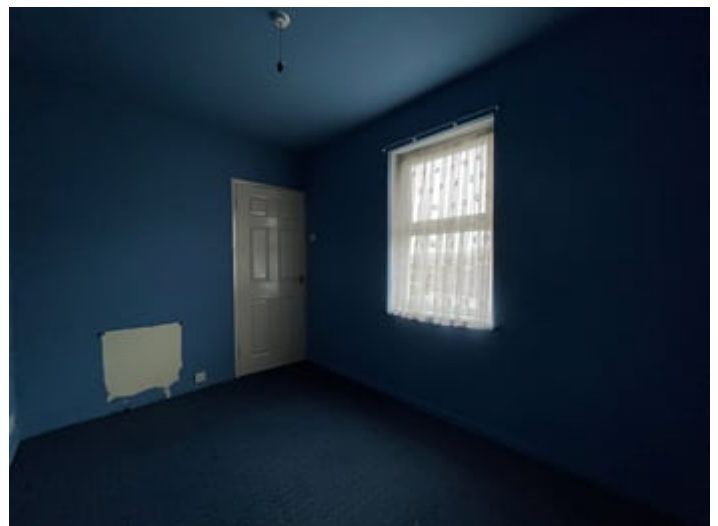
Bedroom 3

10' 5" x 7' 5" (3.17m x 2.26m) With rear aspect window



Double Bedroom 2

10' 7" x 10' 5" (3.23m x 3.17m) With Gabarron electric night storage heater, front aspect window and built-in wardrobe.



Bathroom

With an old White suite provides a cast iron bath, pedestal wash hand basin, low level flush toilet



Externally

.To the Front

A wide vehicular access with parking for up to 4 vehicles.



To the Side

A level and spacious lawned garden.



TENURE

We understand the property to be Freehold under title number WA242764

Services


The property benefits from mains electricity (Economy 7 heating system), mains water and drainage. Telephone subject to transfer regulations.

Council Tax Band C.

Directions

From Upland Square, New Quay continue onto Park Street and down Hill Street then up to Church Road. Turning up the hill past the doctors surgery on your left, take the next right hand turning into Cylch y Llan. Continue along the estate road and the property is located on the right hand side adjoining to cul-de-sac junction as identified by the Agents for sale board

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	40	
(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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