

Regulated by:



**RICS**



Since 1989

*Deceptively spacious 3 bedroom home with outstanding views over Cardigan Bay. Near New Quay.  
West Wales.*



**Brynewelon, Maenygroes, New Quay, Ceredigion. SA45 9RL.**

**R/3930/RD**

**£299,975**

**\*\* Deceptively spacious 3 bedroom semi-detached home \*\* Good standard of living accommodation \*\* Large garage \*\* Private off-road parking \*\* Outstanding views over Cardigan Bay and towards the North Wales peninsula \*\* Modern kitchen and bathroom \*\* Private rear garden \*\* Useful range of outbuildings \*\* Spacious living accommodation \*\* Well maintained \*\* Great 1st time buyer or investment opportunity \*\* Convenient village location being 5 minutes drive to New Quay \*\***

**\*\* A TRULY IMPRESSIVE PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED \*\***

The property is situated within the coastal village of Maenygroes, conveniently positioned along the A486 road leading into New Quay. The fishing village of New Quay offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches and good public transport connectivity. The nearby village of Cross Inn is some 1 mile away offers a local village shop and post office, public house, agricultural merchants and good strategic connections. The Georgian harbour town of Aberaeron is within 15 minutes drive of the property with its local secondary school. The larger towns of Aberystwyth, Cardigan and Lampeter are equidistant 30 minutes drive from the property.



### Dining Room

10' 7" x 13' 9" (3.23m x 4.19m) with painted timber fire surround with slate hearth, window to front, multiple sockets, radiator, space for 6+ persons table, fitted cupboards.

## ACCOMMODATION

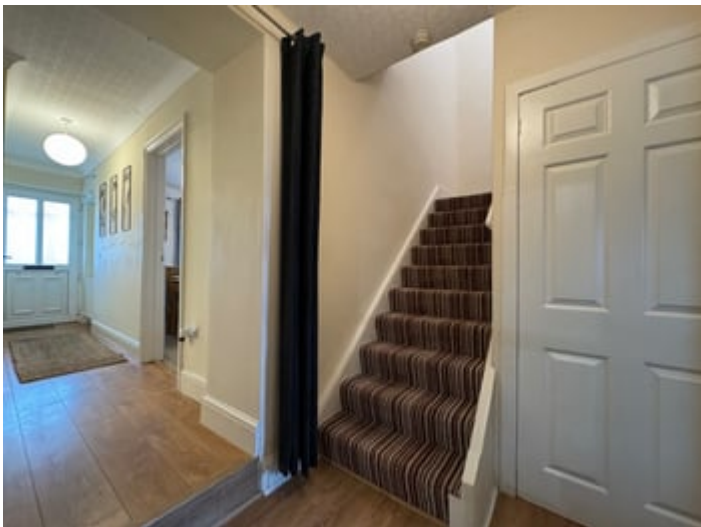
### GROUND FLOOR

#### Entrance Porch

with uPVC windows to all sides, entrance uPVC door, tiled flooring.

#### Hallway

22' 4" x 3' 5" (6.81m x 1.04m) accessed via uPVC glass panel door, radiator, oak effect flooring, radiator, multiple sockets.



#### WC

WC, part tiled walls.



### Lounge

13' 11" x 14' 9" (4.24m x 4.50m) with a feature oak fire surround with tiled hearth, window to front, multiple sockets, TV point, radiator, glass double doors to:





### Snug/Office

6' 6" x 11' 5" (1.98m x 3.48m) also accessible from the hallway with oak effect flooring, multiple sockets, radiator, dual glass doors into:



### Sunlounge

10' 6" x 8' 9" (3.20m x 2.67m) with feature sliding patio doors to lower rear garden with views over the adjoining fields towards Cardigan Bay, tiled flooring.



### Kitchen

9' 2" x 13' 2" (2.79m x 4.01m) accessed from the main entrance hallway with oak effect base and wall units with Formica worktop, 1½ stainless sink and drainer with mixer tap, dishwasher connection point, under-larder space for fridge/freezer, Rangemaster gas cooking range with extractor over (available subject to negotiation), exposed beams to ceiling, slate effect vinyl flooring, radiator, rear window with views towards garden and over the adjoining fields to coast.





### Walk-In Pantry

2' 11" x 6' 7" (0.89m x 2.01m) side walk-in pantry with fully tiled walls.

### Utility Room

4' 5" x 12' 1" (1.35m x 3.68m) with Belfast sink, washing machine connection.

### Garage

24' 1" x 15' 5" (7.34m x 4.70m) with electric roller doors to front, side window, steel beams over allowing for potential to extend on the 1st floor (stc.), rear window, concrete base, multiple sockets.



### Rear Inner Hallway

with door to garden.

### Storage Room

11' 0" x 8' 2" (3.35m x 2.49m) with window to rear garden.

## FIRST FLOOR

### Landing

with airing cupboard including radiator, glass door to balcony.





### Rear Balcony

with decorative railings and seating area enjoying a wonderful outlook over the Cardigan Bay up to the North Wales peninsula.



### Rear Bedroom 1

10' 3" x 13' 6" (3.12m x 4.11m) double bedroom, dual aspect windows to side and rear overlooking the adjoining fields towards Cardigan Bay and Cardigan Island, multiple sockets, radiator.





**Front Bedroom 2**

10' 7" x 14' 1" (3.23m x 4.29m) double bedroom, window to front with views over the adjoining fields towards the North Wales coastline, radiator, multiple sockets.





## Bathroom

11' 8" x 5' 9" (3.56m x 1.75m) luxurious white bathroom suite with panelled bath, single wash hand basin on vanity unit, WC, walk-in enclosed shower with waterfall head, window to front, heated towel rail, wood effect flooring, part tongue and groove panelling to walls.



## Front Bedroom 3

9' 7" x 14' 7" (2.92m x 4.45m) double bedroom, window to front and rear with views along the Cardigan Bay coastline, radiator, multiple sockets.







## EXTERNAL

### To Front

The property is approached from the adjoining county road to a tarmacadam forecourt with space for 2/3 vehicles to park. Walled front garden predominantly laid to lawn with footpath leading through to the main house, access to garage and side footpaths leading through to:



### Rear Garden

A large private amenity area with area laid to lawn, raised flowerbeds and planting to borders overlooking the adjoining fields and wonderful coastal aspect to the south towards Cardigan Bay and Cardigan Island.







## Outbuildings

Original stone building with box profile roof, split into 3 separate rooms:



### Outbuilding 1

17' 5" x 6' 11" (5.31m x 2.11m) housing Worcester danesmoor 20/25 boiler, window to front, WC.

### WC

Having w.c.

### Outbuilding 2

7' 3" x 16' 5" (2.21m x 5.00m) with timber racking, window to front.

### Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

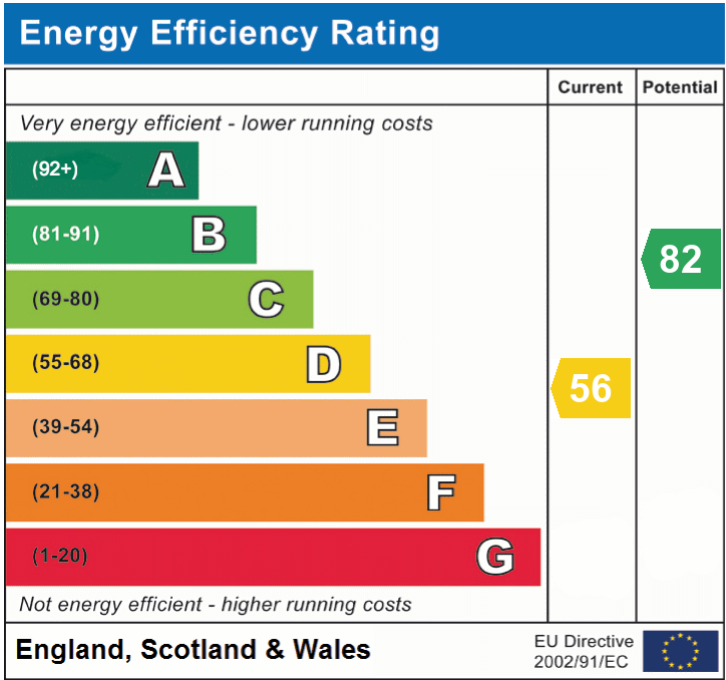
Council tax band D.

**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.

### Directions

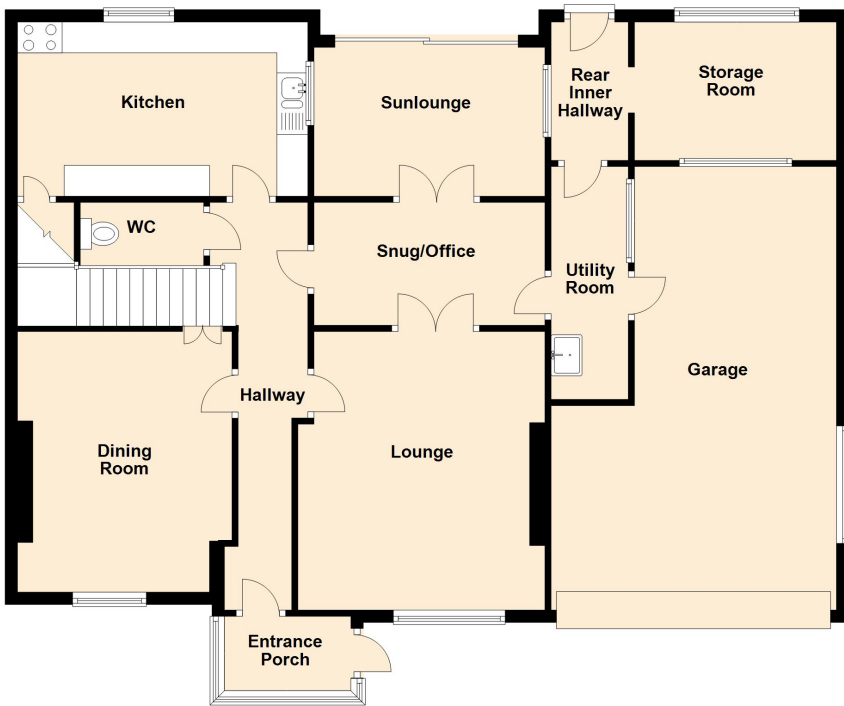
Travelling south from Synod Inn on the A486 proceed through the villages of Pentrebryn and Cross Inn and after another mile you will enter the village of Maenygroes. As you enter the village passing Ocean Heights caravan park on your right, proceed for another ½ mile and the property is located on the left hand side as identified by the Agents for sale board.



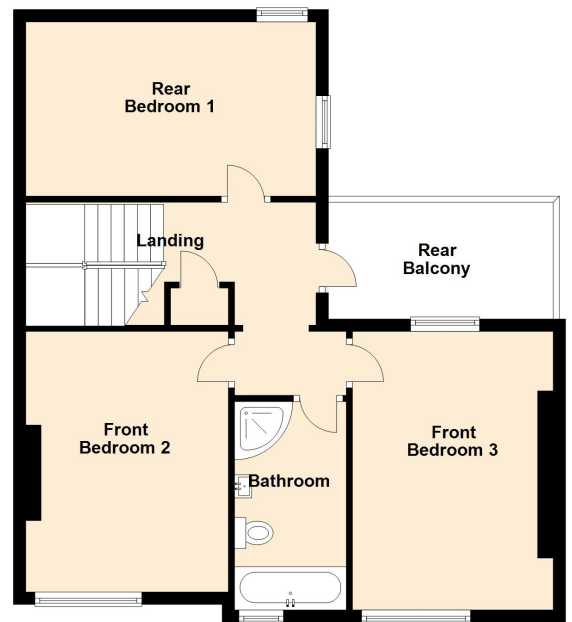




**Ground Floor**



**First Floor**



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.