

*Recently renovated 4 bed detached dwelling within a sought after cul de sac. New Quay - West Wales.*



2 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

£395,000

Ref R/4282/ID

**\*\*recently renovated 4 bed detached dwelling\*\*** Located in a sought after residential estate on the edge of the popular village of New Quay **\*\*Only a 10 minute walk to the beach\*\*** Renovations include - new kitchen, bathroom, flooring, heating etc **\*\*Air source heat pump\*\*** Under floor heating to ground floor **\*\*Highly efficient with low running costs\*\*** Well maintained garden and grounds **\*\*Ample private parking\*\***

The property comprises of Ent Hall, 2 Double Bedrooms, Bathroom, Modern Kitchen, Lounge. First Floor - 2 Double Bedrooms and Shower Room.

The development of Dolphin Court lies approximately a mile away from the popular fishing village of New Quay with access to a number of sandy beaches and the All Wales coastal footpath. The nearby beaches of Cei Bach and Llanina point is also some 10 minutes walk of the property. New Quay offers a good range of amenities including mini supermarket, doctors surgery, primary school, places of worship, range of cafes, bars and restaurants. The Georgian harbour town of Aberaeron is some 7 miles of the property and the larger towns of Cardigan and Aberystwyth are equi distance.



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## GROUND FLOOR

### Entrance Hall

7' 0" x 15' 5" (2.13m x 4.70m) via half glazed upvc door, glazed side panel, tiled flooring, cloak cupboard. Stairs rising to first floor.



### Front Double Bedroom 1

9' 9" x 11' 2" (2.97m x 3.40m) with double glazed window to front with fitted blinds, tiled flooring, multiple sockets, TV point.



### Rear Double Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m) with double glazed window to rear, tiled flooring, multiple sockets, TV point.





### Bathroom

7' 0" x 5' 8" (2.13m x 1.73m) with a modern white suite comprising of a panelled bath with hot and cold taps, Gloss white vanity unit with inset wash hand basin, concealed w.c. stainless steel heated towel rail, frosted window to rear, half tiled walls, tiled flooring, extractor fan.



### Modern Kitchen/Dining Room

16' 4" x 9' 2" (4.98m x 2.79m) with range of modern Baby Blue base wall cupboard units with marble work surfaces above, Diplomat electric oven, 4 ring induction hob, stainless steel extractor hood, inset 1½ drainer sink, plumbing for automatic washing machine, integrated tall fridge freezer, tiled splash back, tiled flooring, 4'8" patio doors leading to the rear garden, double glazed window to rear, spot lights to ceiling.



## Lounge

12' 1" x 16' 5" (3.68m x 5.00m) a spacious lounge with electric stove with ornate surround, 2 double glazed windows to front, tiled flooring, TV point, multiple sockets.



## FIRST FLOOR

## Central Landing



12' 8" x 6' 8" (3.86m x 2.03m) with velux window to rear, tiled flooring, door into airing cupboard with shelving, under eaves storage.

## Double Bedroom 3

8' 2" x 14' 3" (2.49m x 4.34m) with velux window to rear, range of fitted cupboard units, tiled flooring, central heating radiator.



## Shower Room

7' 2" x 5' 6" (2.18m x 1.68m) with a 3 piece suite comprising of an enclosed shower unit with mains shower above, Gloss white vanity unit with inset wash hand basin and concealed w.c. central heating radiator, tiled flooring, spot lights to ceiling.



## Double Bedroom 4

7' 8" x 14' 1" (2.34m x 4.29m) with velux window to rear, range of fitted wardrobes, central heating radiator, TV point, tiled flooring.



## EXTERNALLY

### To the Rear

A lovely rear garden area mostly laid to lawn with golden chipping pathways making a lovely seating area. Also many mature shrubs and flowers making a lovely colourful garden.



### To the Front

A lawned forecourt area, again with colourful shrubs and flowers.



### **To the Side**

A tarmac driveway with private parking for 2-3 cars.


### **Services**

We are informed that the property benefits from Mains Water, Electricity and Drainage. Air Source central heating. 10 pv Solar Panels.

Council Tax Band - D (Ceredigion County Council).

### Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth drive through the village and turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1½ miles until you pass the entrance to Quay West Holiday Resort on your right hand side. Proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand side. Drive into the estate and take the third road on the left which will lead you to the Dolphin Court. You will see the property as the 2nd property on the left hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	100	100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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