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RICS



Since 1989

ATTENTION 1ST TIME BUYERS ! 3 Bed spacious dwelling. Coastal location. Outskirts of New Quay - West Wales.



2 Cnwc Y Lili, New Quay, Ceredigion. SA45 9SG.

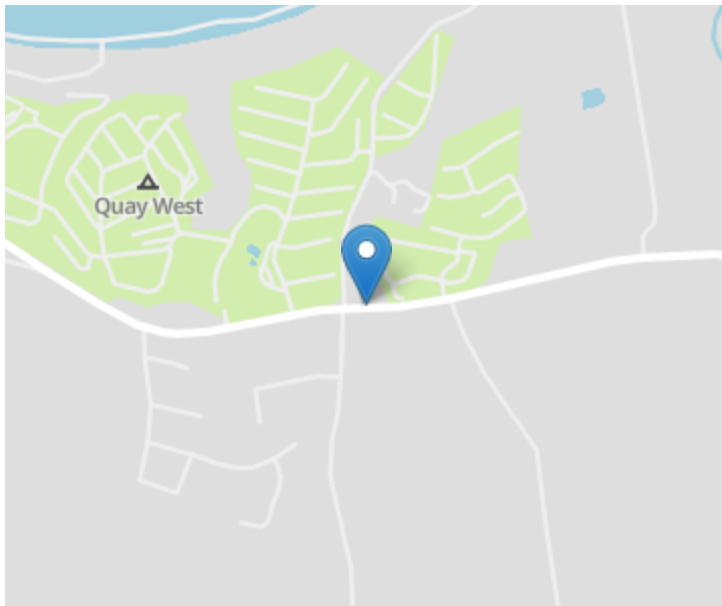
Ref R/4017/RD

£169,000

****Character cottage**Recently refurbished**3 Beds**New upvc sash window double glazing **Electric heating**Recently fitted kitchen **A double fronted corner property**Outhouse/Studio **Views to the sea in the distance **1/2 mile sea front and sandy beaches**1 mile centre of New Quay ****

The accommodation provides Entrance Hall, Lounge with wood burning stove, Kitchen/Dining Room, Utility Area. To the First floor - 3 Bedrooms, Bathroom and WC.

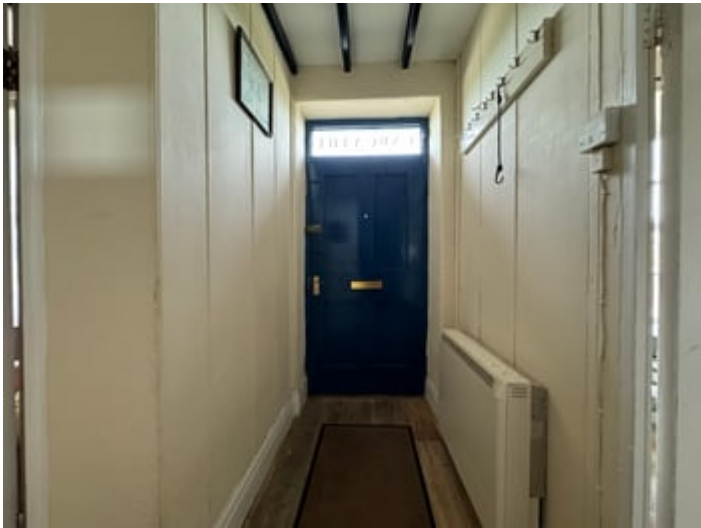
Located at Cnwc y Lili, fronting the B4342 Llanarth-New Quay road, 1/2 a mile from the sea front at Llanina Point, close to Cei Bach and only a mile from the popular coastal resort and seaside fishing village of New Quay. 6 miles Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



GROUND FLOOR

Entrance Hall

With solid panelled entrance door with fan light over, laminate flooring, electric night storage heater, exposed ceiling beams, wood effect vinyl flooring.



Character Lounge

14' 9" x 13' 11" (4.50m x 4.24m) (max.) with laminate flooring, a stone feature fireplace housing a wood burning stove on a brick hearth, walls panelled to half level, exposed ceiling beams, electric night storage heater, understairs airing cupboard housing hot water copper cylinder tank. Dual aspect windows to front and side, laminate flooring.



Kitchen/Dining Room



14' 10" x 7' 9" (4.52m x 2.36m) with laminate flooring, fitted range of White units with formica working surfaces, stainless steel single drainer sink unit (h&c), integrated fridge, electric night storage heater. Space for dining table, window to front, multiple sockets, wood effect flooring, painted beams to ceiling.

Rear Hall/Utility Area

With plumbing for automatic washing machine, half glazed rear exterior door.

FIRST FLOOR

Landing



with built in cupboard.

Front Double Bedroom 1





14' 10" x 9' (4.52m x 2.74m) dual aspect windows to front and side with distant sea views, exposed original timber plank floors, electric wall mounted heater.

Front Bedroom 2

6' 6" x 6' (1.98m x 1.83m) with window to front enjoying sea views, electric wall mounted heater



Front Bedroom 3



9' 4" x 7' 8" (2.84m x 2.34m) a double bedroom, window to front again with sea views, exposed timber plank floors, electric wall mounted heater

Bathroom

with a modern white suite provides a panelled bath with telephone hand set shower unit, pedestal wash hand basin, recessed low level flush toilet, electric night storage heater, laminate flooring



EXTERNALLY

To the Front



Walled gravelled forecourt/sitting out area.

To the Rear

A pathway from the rear exterior door leads to a stone Outhouse. The upper floor forms part of this property on a flying freehold (the ground floor owned by next door). Measures overall some 28' x 10', is one large room - reroofed in recent years and with velux windows. Ideal as over flow

accommodation/studio etc. (subject to consents). Also small round floor Store Room 7'7" x 7'2".



TENURE

The property is of Freehold Tenure.

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.

Services

Mains electricity, water and drainage. Economy 7 heating.

Council Tax Band

Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Llanarth. At Llanarth alongside the Llanina Arms Hotel (yellow building) turn right onto the B4342 New Quay road. Follow this road through the first village of Gilfachreda until you reach the next crossroads at Cnwc y Lili and you will see the property as a corner property on the left hand side of the crossroads identified by the Agents For Sale board.