

*Ultimate luxury living. New 5 Bed 3 Bath Property. Sought After Development. Coastal Views.
New Quay - West Wales.*



Plots 8,9,10,11 and 12 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

£585,000

R/4704/RD

****Ultimate Luxury Development Substantial 5 bed (3 bath) dwelling**Coastal Des Res ****MUST BE VIEWED****Private Garage**Feature Balcony with seating taking advantage of the coastal views along Cardigan Bay**Private garden to rear**Off road parking**EPC A - Low running costs**High Energy Efficiency**High Standard Fixtures & Fittings** Air Source Heating, Solar System ** 10 Years New Build Warranty by Build Zone** Underfloor Heating** Full Fibre Broadband** Stunning New Build in Popular Seaside Village ** Elevated sea views and walking distance to beach****

The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation. There is an opportunity now to select your own choice of flooring, tiling, kitchens and bathrooms now!

The plot is located in the coastal settlement of the harbour town of New Quay along Cardigan Bay on the West Wales coastline. Within a gentle walk to the sea front and a good range of village amenities within this popular seaside village. 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance to the larger marketing and amenity centres of Aberystwyth and Cardigan



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GENERAL

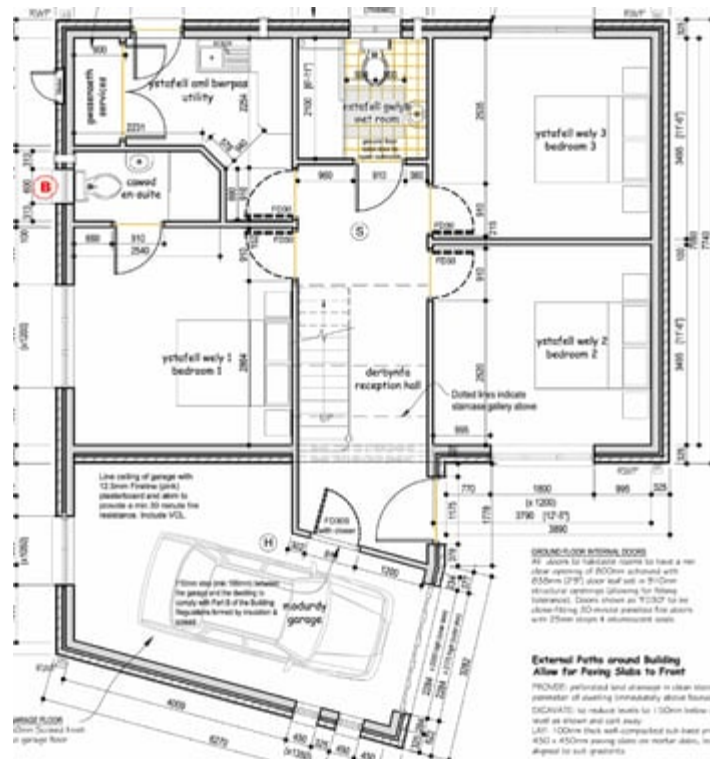
This successful development opportunity cannot be missed. Sat within an elevated plot on the development.

Dolphin Court is a sought after development within this beautiful harbour village. The availability of these plots is very rare and these particular house types are the most popular and spectacular within the development scheme.

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The Accommodation provides -

GROUND FLOOR



RECEPTION HALL

21' 0" x 7' 9" (6.40m x 2.36m)

Bedroom 1

3.43m x 3.79m (11' 3" x 12' 5") en-suite, corner shower, w/c, single wash hand basin

Bedroom 2

3.43m x 3.79m (11' 3" x 12' 5")

Bedroom 3

3.44m x 3.79m (11' 3" x 12' 5")

Ground Floor Shower Room

2.1m x 2.25m (6' 11" x 7' 5") Open shower with side glass panel, w/c, single wash hand basin.

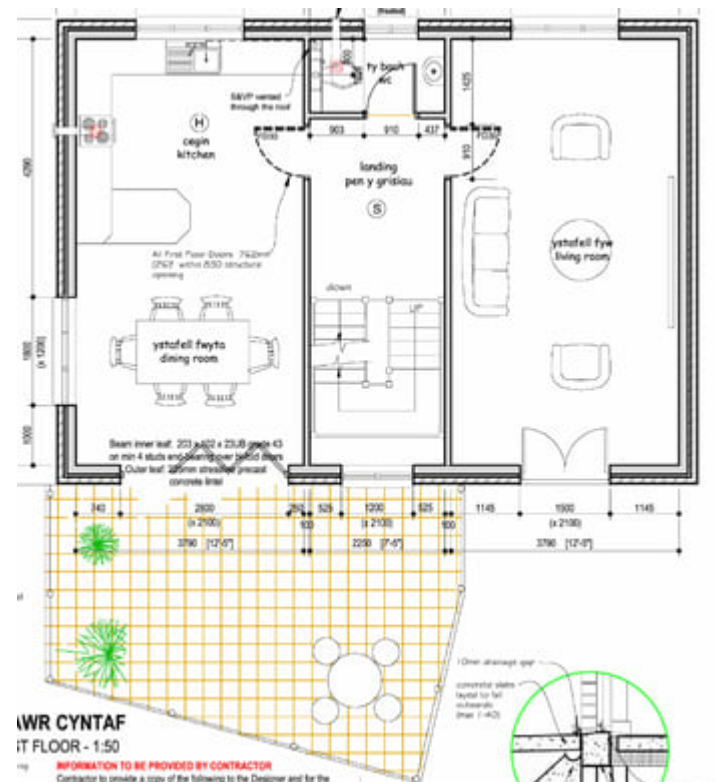
Utility Room

3.79m x 1.8m (12' 5" x 5' 11")

Garage

6.2m x 3.32m (20' 4" x 10' 11")

FIRST FLOOR



Landing

2.31m x 3.10m (7' 7" x 10' 2") Open staircase to all floors and rooms. W/c with single wash hand basin.

Kitchen/Dining Room

7m x 3.79m (23' 0" x 12' 5") With feature concertina doors to balcony, custom designed kitchen with integrated appliances.



Balcony

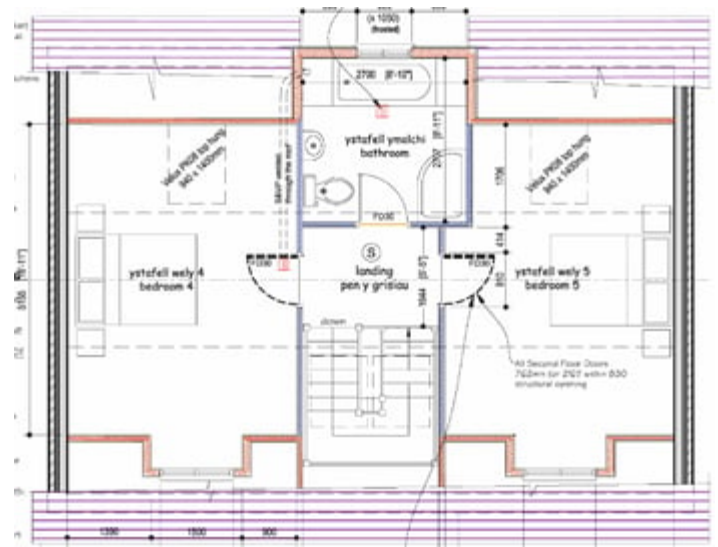
accessed from kitchen and dining area to feature external area with views to Cardigan Bay Coast. Ideal for relaxing and entertaining.



Living Room

3.79m x 7m (12' 5" x 23' 0") Window to front

SECOND FLOOR



Bedroom 4

5.1m x 3.79m (16' 9" x 12' 5")

Bedroom 5

5.1m x 3.79m (16' 9" x 12' 5")

Bathroom

2.7m x 2.7m (8' 10" x 8' 10") Panelled bath, corner shower, w/c, single wash hand basin.

To The Front

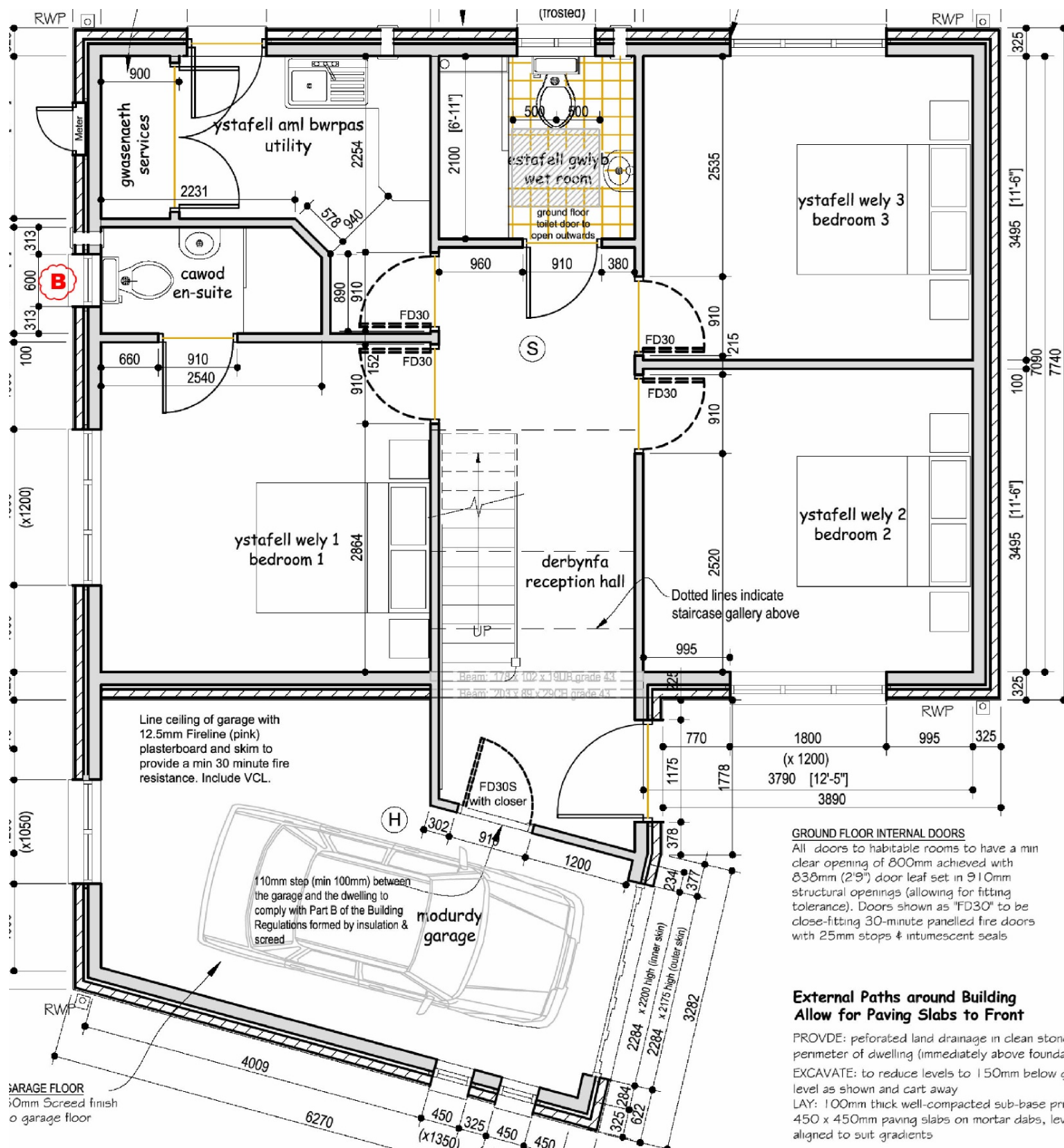
The property is accessed from the adjoining estate road to an elevated plot with off road parking.

To Rear

Private Rear Garden

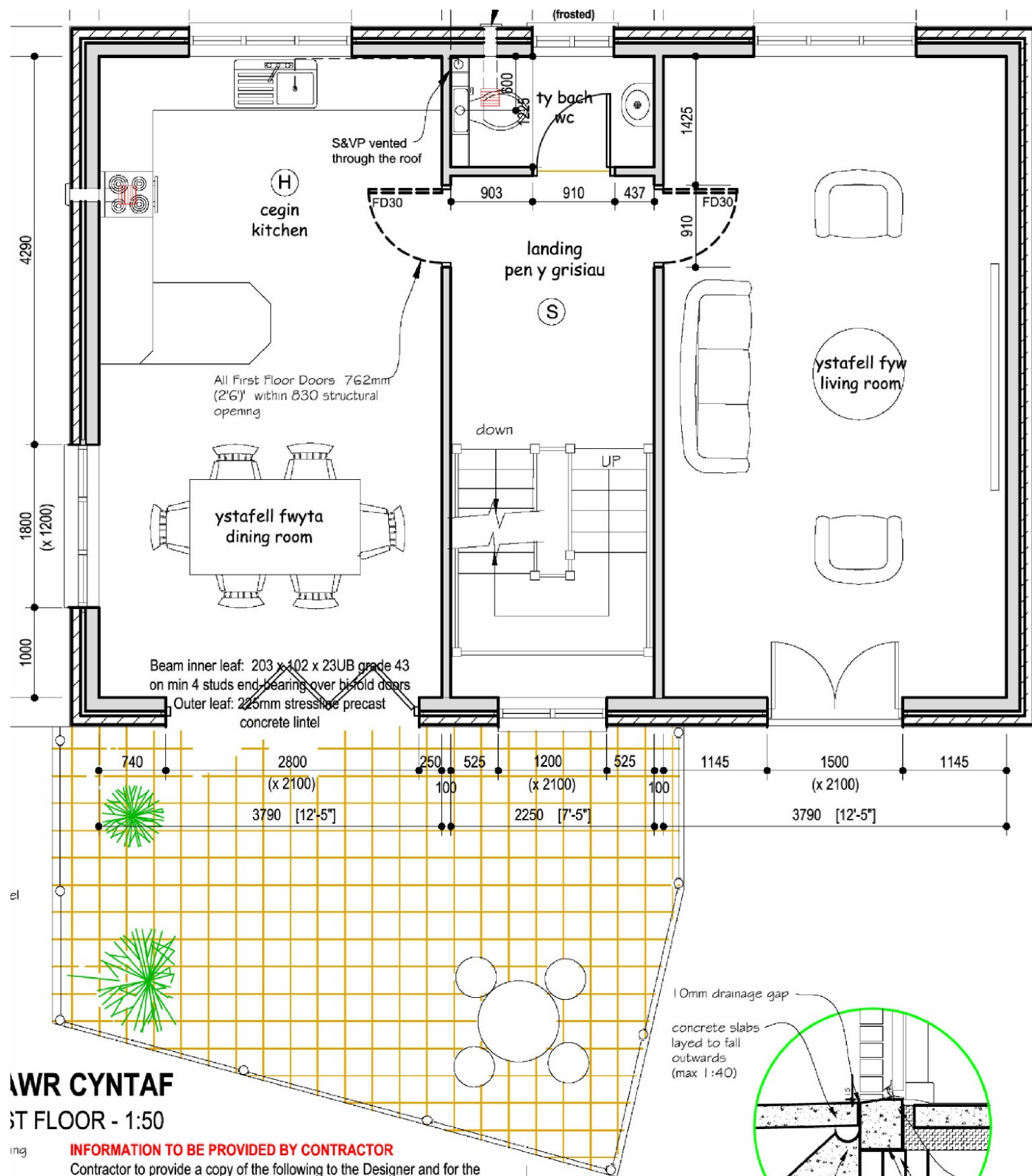
Services

Main Electricity, Water and Drainage.



External Paths around Building Allow for Paving Slabs to Front

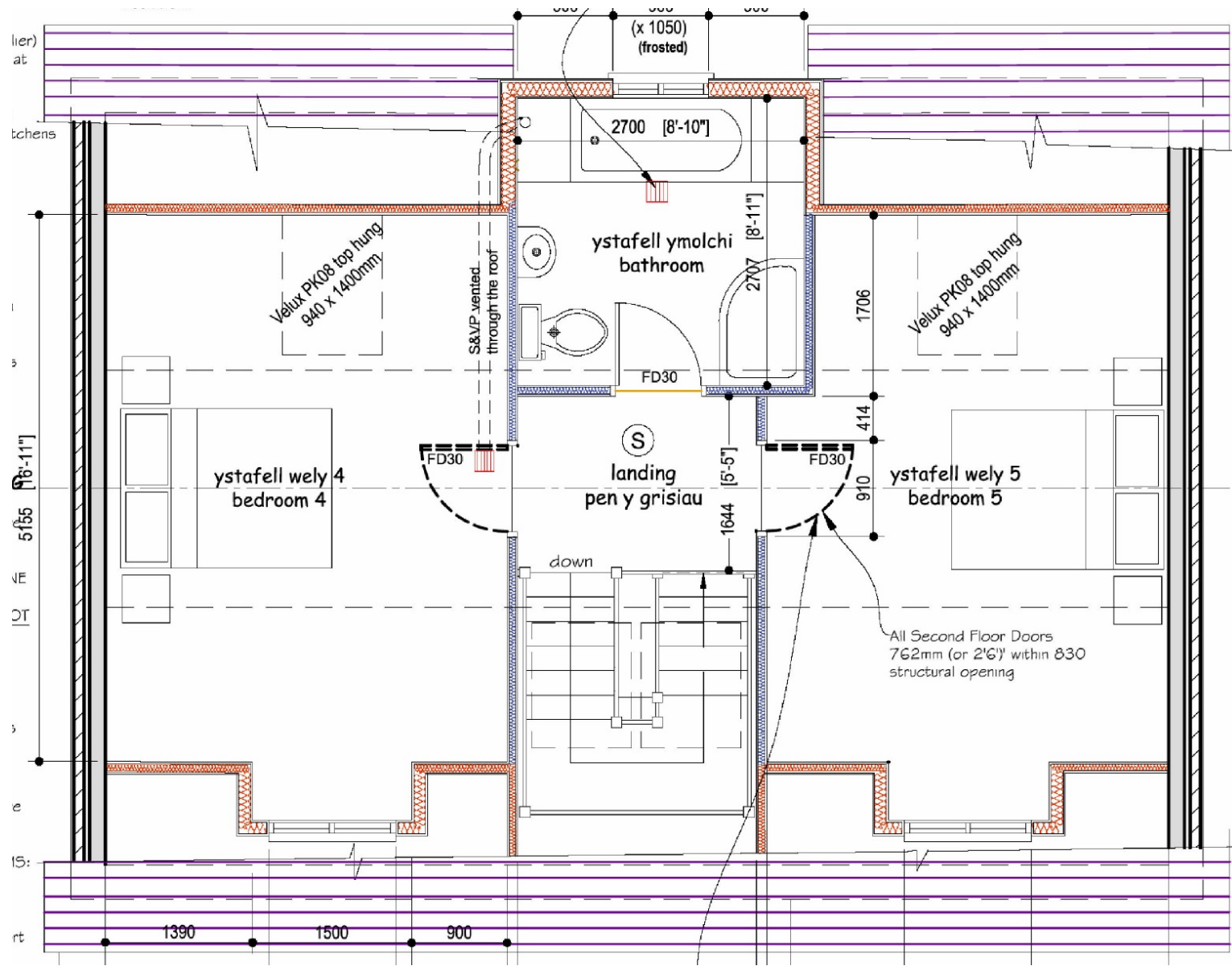
PROVIDE: perforated land drainage in clean stone
perimeter of dwelling (immediately above foundation)
EXCAVATE: to reduce levels to 150mm below ground
level as shown and cart away
LAY: 100mm thick well-compacted sub-base prior to
450 x 450mm paving slabs on mortar dabs, levelled
aligned to suit gradients



AWR CYNTAF **ST FLOOR - 1:50**

INFORMATION TO BE PROVIDED BY CONTRACTOR

Contractor to provide a copy of the following to the Designer and for the



MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

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

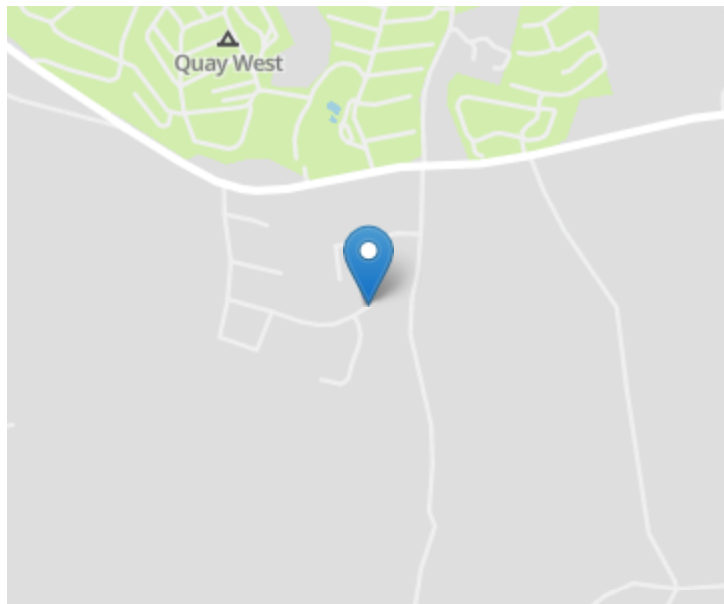
Any risk of coastal erosion? No

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 A486 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. Proceed through the hamlet of Gilfachreda and into Cnwc Y Lili. You will pass the entrance to Quay West Holiday Park on the right hand side. After a further 300 yards you will see the entrance to Cwm Halen residential estate on your left hand side with signs direct into Dolphin Court. Drive into the estate and take the 3rd road on the left which will lead you into the entrance of Dolphin Court. Drive into Dolphin Court through a tree lined avenue and follow the road around to the right hand side and proceed up to the top of the road, bearing right where the plots are located immediately in front of you.

For further information or
to arrange a viewing on this
property please contact :

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