

Regulated by:



RICS



Since 1989

Substantial 3 bed bungalow with coastal views. New Quay on Cardigan Bay - West Wales.



Green Roofs New Road, New Quay, Ceredigion. SA45 9SE.

Ref R/2545/RD

£465,000

****Substantial 3 bed bungalow**Coastal Aspect over Cardigan Bay**Walking distance to the harbour village of New Quay**Access to local sandy beaches**Excellent size living space**Triple Garage**Large Grounds**Private rear patio areas**South facing garden**Elevated 0.4 Acre plot****

The property is situated on the fringes of the coastal village of New Quay. The village offers a good level of services for your everyday needs, including doctors surgery, primary school, local shops, cafes, bars, restaurants, access to sandy beaches, good public transport connectivity. Having a wonderful aspect over the Cardigan Bay coastline. The larger Georgian Harbour town of Aberaeron is some 15 minutes drive to the north with the property being equi distance from Cardigan and Aberystwyth, two of the major local centres with local and national retailers, regional hospital, university, national rail connections.

THE ACCOMMODATION

Reception Hall

16' 8" x 7' 8" (5.08m x 2.34m) with recessed front entrance with upvc glass panelled door and side decorative glass panel, central heating radiator, multiple sockets, BT Point.



Cloak Room/W.C

with dual flush w.c. single wash hand basin, fully tiled walls. Rear window, Oak effect flooring.



Kitchen

14' x 9' 5" (4.27m x 2.87m) with Oak effect kitchen, formica work top, integrated oven, grill and hobs with extractor over, tiled splash back, tiled flooring, fitted dishwasher, integrated fridge, rear window and door to garden, radiator, part tiled walls, walk in larder.





Inner Hall

with central heating radiator and access to loft.



Front Bedroom 1



11' 8" x 11' 5" (3.56m x 3.48m) a large double bedroom, window to front enjoying coastal views, multiple sockets, TV point. Wall lights, radiator.

Front Bedroom 2

14' x 12' (4.27m x 3.66m) double bedroom, window with sea views, central heating radiator, single wash hand basin, wall lights, multiple sockets.



Rear Master Bedroom 3 (Double)

15' 0" x 14' 5" (4.57m x 4.39m) (max) -into bay window with pleasant aspect to the sea. Single wash hand basin, radiator multiple sockets. Wall lights.



Bathroom

Modern white bathroom suite with a sunken bath, tiled corner shower unit, heated towel rail, pedestal single wash hand basin, w.c. fully tiled walls, Oak effect flooring, built in airing cupboard.



Lounge

29' 1" x 14' 0" (8.86m x 4.27m) large family room with dual aspect windows to front and rear enjoying sea views. Stone fire surround with electric fire, (with original chimney flue present), wall lights, multiple sockets, patio doors to garden, side door to kitchen, TV point, multiple sockets, 4 x radiators





EXTERNALLY

To the Front

The property is approached via a private tarmacadamed entrance driveway to a wide forecourt with ample turning and parking space.

A deep lawned garden with mature hedge to boundary to give privacy but still allowing excellent views over the coastline along with a raised front patio area to enhance the view.



To the Rear -

A private sunny south facing patio area. Leading from there to the rear of the property is a private enclosed patio and barbecue area leading to a -



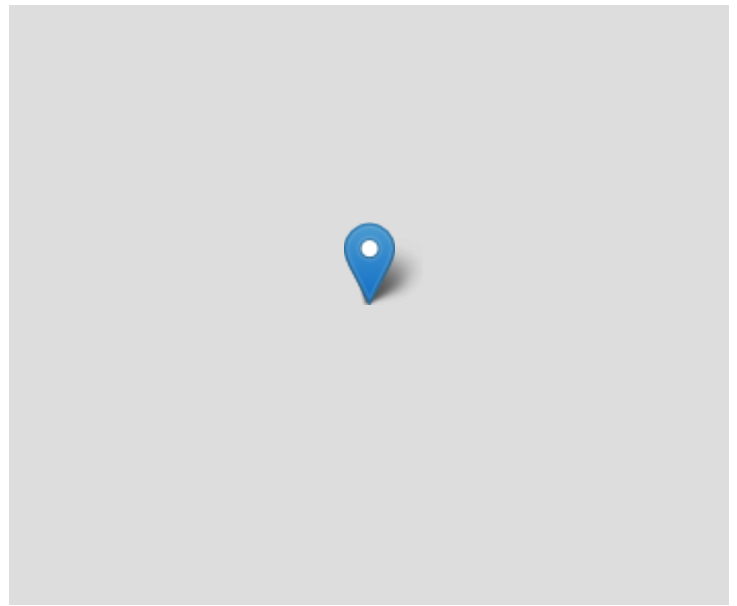
Substantial Detached Garage Building

26' 0" x 25' 0" (7.92m x 7.62m) being a triple garage with concrete floor, sliding front doors, concealed sink unit and plumbing for automatic washing machine. To the side an Adjacent Potting Shed and Fuel Store. Boiler House.



Further raised lawned garden area runs along the entire rear boundary of the property.





Services

Mains electricity, water and drainage. Oil fired central heating. Telephone subject to transfer regulations.

Directions

Travelling from Aberaeron on the A487 coast road south west towards Cardigan. At the village of Llanarth turn right onto the B4342 New Quay road (alongside the Llanina Arms Hotel). Follow this road through the village of Gilfachreda until you reach Cnwc y Lili where you will see the Cambrian Hotel on the left hand side. Green Roofs is the next property on the left and before the entrance to Quay West Holiday Park.