

Regulated by:



Since 1989

*A deceptively spacious 3/4 bedroom coastal residence. Edge of the seaside village of New Quay.
West Wales*



The Chimes, Llandysul Road, New Quay, Ceredigion. SA45 9RF.

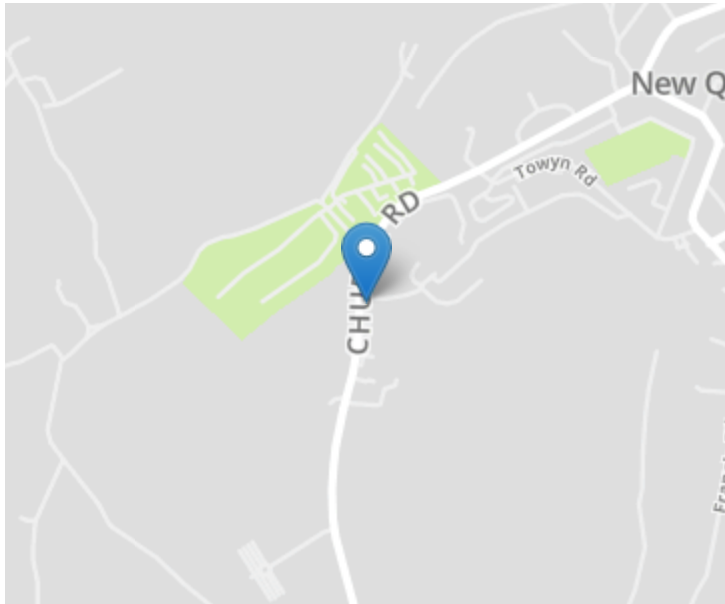
R/3782/ID

£399,950

**** Spacious, detached, 3/4 (1 en-suite) bedroom dormer bungalow ** Situated on the edge of the beautiful seaside village of New Quay ** Glorious sea views over cardigan bay to the rear ** Ample off road private parking ** 10 minute walk from the harbour and sea front and all village amenities ** On bus route ** Double glazing throughout ** Oil fired central heating ****

The property comprises of an entrance hall, front lounge, dining room, kitchen, utility room, WC, former garage/second lounge. First Floor - 3 double bedrooms (1 en-suite) and a family bathroom.

Conveniently positioned on the fringes of the coastal resort and seaside fishing village of New Quay on Cardigan Bay which offers an array of restaurants, eating houses, pubs, convenience store, gift shops, primary school, surgery, pharmacy etc.. Some 8 miles from the 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 the area.



Front Lounge

11' 6" x 17' 9" (3.51m x 5.41m) with a feature electric fireplace with bricks surround, central heating radiator, double glazed window to front, wall lights, multiple sockets, BT point and 4' archway into -



Ground Floor

Entrance Hall

11' 8" x 6' 9" (3.56m x 2.06m) via a glazed uPVC door with glazed side panels, central heating radiator and stairs to first floor.





Dining Room

11' 5" x 11' 7" (3.48m x 3.53m) with patio door to rear, central heating radiator and door into -



Kitchen/Dining Room

15' 0" x 10' 0" (4.57m x 3.05m) with a range of fitted base and wall cupboard units with Formica work surfaces above. Breakfast bar, Hotpoint electric eye level oven, 4 ring electric hob, extractor hood, 1 1/2 stainless steel drainer sink with mixer tap. Integrated appliances include dishwasher and fridge. Tiled splash-back, double glazed window to rear, central heating radiator, door into understair cupboard and tiled flooring.





Utility Room

7' 6" x 6' 5" (2.29m x 1.96m) with plumbing for automatic washing machine, oil fired boiler, glazed exterior door and central heating radiator.



WC

3' 2" x 8' 6" (0.97m x 2.59m) with low level flush WC and pedestal wash-hand basin.

Former Garage/Second Lounge/4th Bedroom



10' 6" x 16' 7" (3.20m x 5.05m) with patio doors to front. Electric wall mounted fire, laminate flooring and TV point.

First Floor

Central Landing

With Velux window to front, central heating radiator, access hatch to loft and door into cupboard.



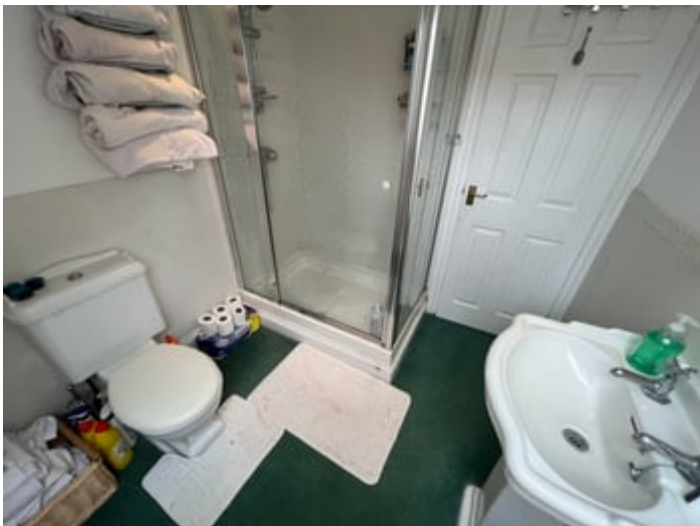
Master Bedroom 1

13' 3" x 11' 1" (4.04m x 3.38m) with dormer window to front, range of fitted wardrobes and cupboard units, central heating radiator and door into en-suite bathroom -



En-suite

7' 9" x 6' 8" (2.36m x 2.03m) with white suite comprising of a corner shower unit with mains power shower above. Dual flush WC, pedestal wash-hand basin, central heating radiator, half tiled walls, extractor fan, access hatch to eaves and Velux window to rear.



Family Bathroom

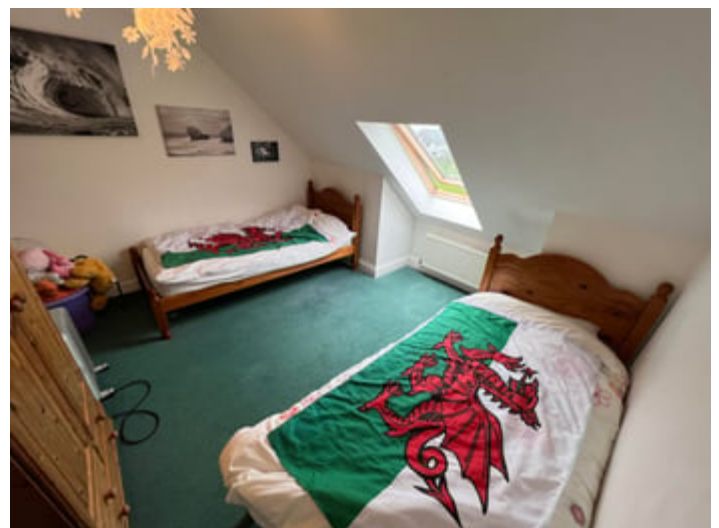
7' 8" x 8' 4" (2.34m x 2.54m) with a white suite comprising of a roll top bath with pull out shower head, dual flush WC, pedestal wash-hand basin, half tiled walls, central heating

radiator, Velux windows to rear.



Rear Double Bedroom 2

11' 3" x 12' 8" (3.43m x 3.86m) with Velux window to rear, central heating radiator and views over Cardigan Bay.





Front Double Bedroom 3

11' 2" x 11' 7" (3.40m x 3.53m) with a dormer window to front, central heating radiator, laminate flooring.



Externally

To the rear -

Is a lovely garden, mostly laid to lawn, pleasant patio area laid to slabs. The rear of the property enjoys glorious views towards to coast over Cardigan Bay. Path to both sides.

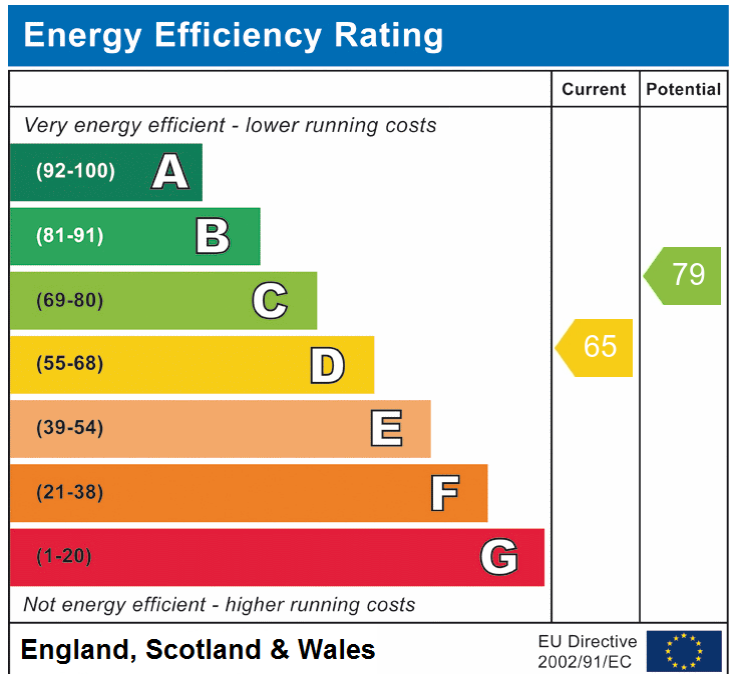


To the Front

is a tarmac driveway with a private parking for 5+ cars, a garden area laid to lawn with hedging to boundary providing some privacy.



town car park on the left hand side. A new development of houses on the left, proceed for a further 100 yards before reaching the Penrhiwllan public house on the right hand side and the row of new detached properties on the left hand side. The Chimes will be the 3rd property on the left.



Services

The property benefits from mains water, electricity and drainage.

Tenure : Freehold

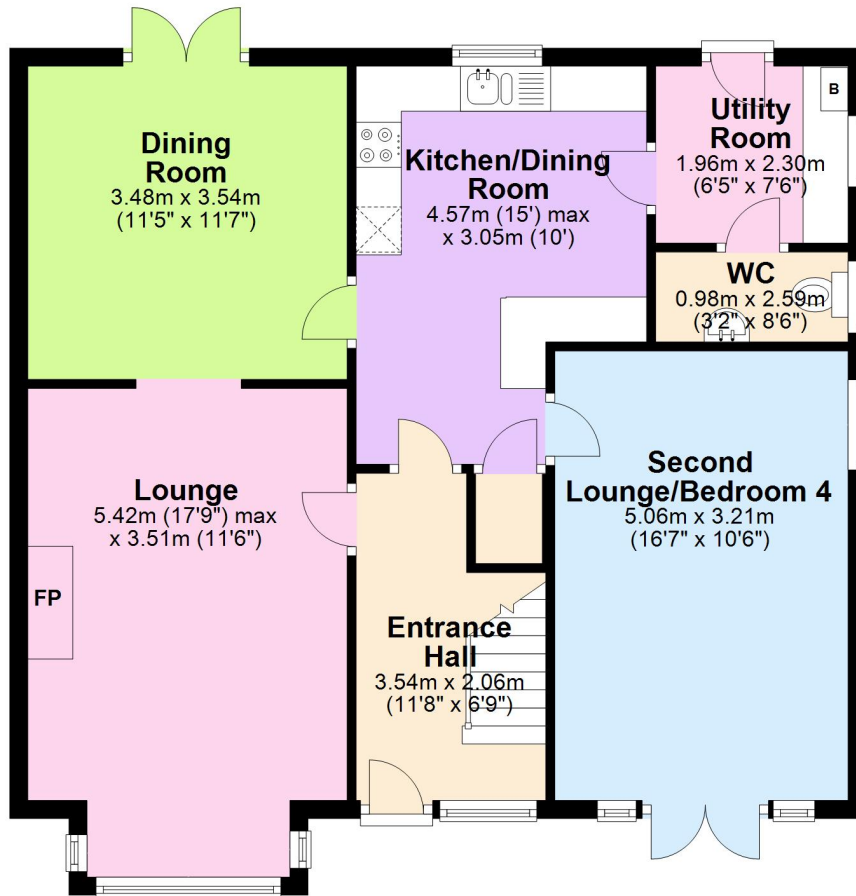
Council Tax Band : E (Ceredigion County Council)

Directions

At the seaside village of New Quay proceed south on the A486 Llandysul road down to the village passing the main

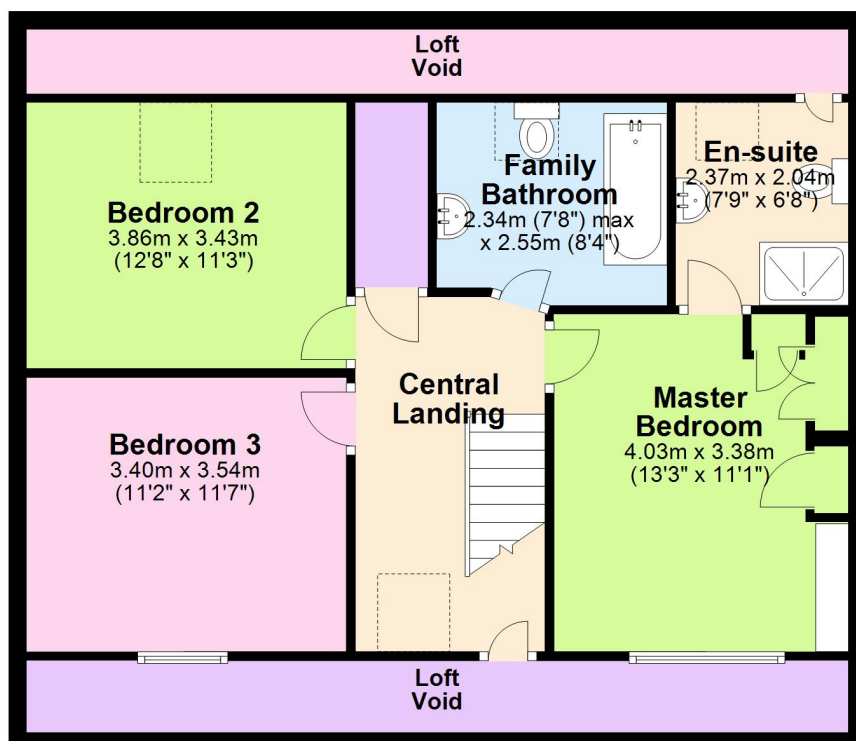
Ground Floor

Approx. 75.9 sq. metres (816.8 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.7 sq. feet)



Total area: approx. 147.1 sq. metres (1583.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

The Chimes, Llandysul Road, New Quay