

*Superb split level residence. Prepared to be Surprised ! 4 Beds or part suited as self contained annexe. Garage. Spacious Grounds. Nr New Quay on Cardigan Bay.*



**4 Llanwern Estate, Gilfachrheda, New Quay, Ceredigion. SA45 9SD.**

**£393,000**

**R/4081/ID**

**\*\*Space in abundance !\*\*Substantial detached residence\*\*Split level accommodation\*\*Currently 4 beds (2 En Suite) Accommodation or alternatively the lower ground floor can be used as a totally self contained 1 bed annexe/living unit\*\* Modern contemporary accommodation\*\* A great living space\*\*Brand New Superb Kitchen\*\* Conservatory\*\*Brand new air source heating and solar panels\*\*Double Glazing\*\* Garage\*\*Quiet cul de sac\*\* 2 miles New Quay\*\* 10 minutes walk sea front\*\* Large private garden and balcony\*\*Excellent family home, retirement or home with an income! \*\* Must Be Viewed to be appreciated\*\***

Llanwern is a quiet enclave of detached residences within the coastal hamlet of Llaingarreglwyd on the Cardigan Bay coastal region. Only 10 minutes walk from the sea front at Cei Bach (Little Quay Bay) and the All Wales coastal path. Less than 2 miles from the popular coastal resort and seaside fishing village of New Quay. Some 5 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity Centres of the area.



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## GENERAL

The placing of 4 Llanwern on the market provides prospective purchasers with an opportunity of acquiring a very substantial deceptively spacious property, well suited as a family home or indeed a retirement. The ground floor can be self contained therefore either suited to let for holiday purposes, a granny annexe or teenagers accommodation.

Built in the late 1970's of traditional construction the property benefits double glazing and a recently installed air source heating system accompanied with solar PV panels.

The Accommodation provides as follows -

### Recessed Front Entrance

With uPVC double glazed entrance door leads to -

### Entrance Hallway

With laminate flooring, central heating radiator, built in airing cupboard, telephone point.



### Kitchen/Breakfast Room

15' 10" x 11' 5" (4.83m x 3.48m) Recently refurbished with a fully fitted range of modern base and wall cupboard units with oak working surfaces incorporating pull out larder cupboards, pan drawers etc., Belfast sink with mixer taps, integrated Lamona dishwasher and microwave, Samsung American fridge freezer, Cuisinmaster cooking range with

electric ovens and LPG gas hob with stainless steel splash-back and stainless steel cooker hood over, excellent central Island unit with wide range of built in cupboards and a large Granite worktop incorporating breakfast bar, laminate flooring, part tiled walls. Patio doors lead through to a -





### Sun Room/Conservatory

15' 1" x 10' 1" (4.60m x 3.07m) of block construction with uPVC double glazed windows and doors, polycarbonate roof, tiled floor, central heating radiator, access to outside balcony and rear garden.



### A comfortable Living Room

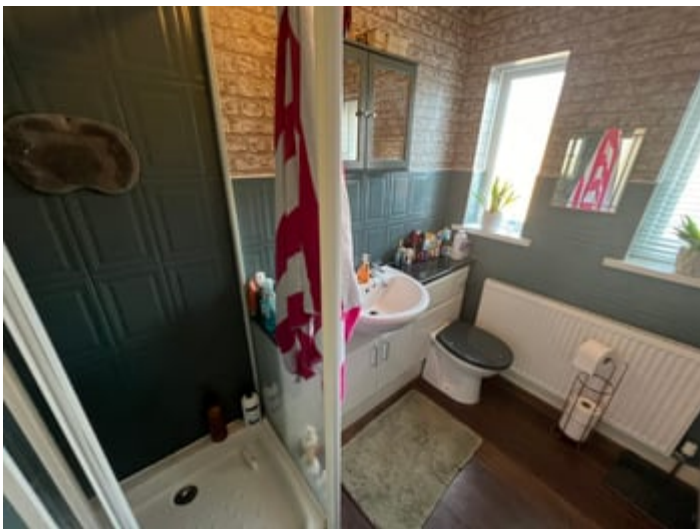
18' 8" x 11' 5" (5.69m x 3.48m) a nice family room with large window overlooking rear garden and outside decking area and allowing excellent natural light from the south facing sunny aspect. Fireplace with feature natural stone surround and slate hearth. TV point, central heating radiator.





### Family Bathroom

8' 2"(max) x 7' 9" (2.49m x 2.36m) with a modern white suite including a vanity unit with inset wash hand basin, cupboards under and flush toilet at side, panelled bath, shower cubicle, half tiled walls, central heating radiator.



### Principal Bedroom 1

18' 3" x 10' 3" (5.56m x 3.12m) a large double sized room with archway dividing a dressing area with an excellent range of built in wardrobes.



### En-suite Shower Room

Providing low level flush toilet, wash hand basin, shower cubicle shaver point.



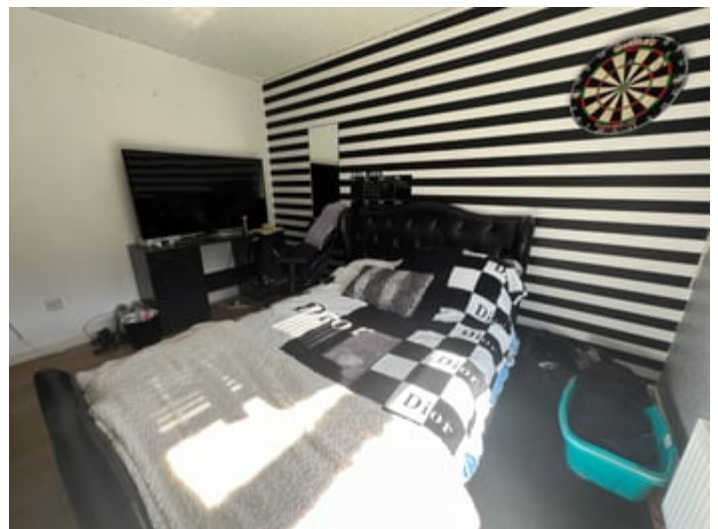
### Rear Bedroom 2

11' 11" x 9' 10" (3.63m x 3.00m) with laminate flooring, fitted wardrobes, window overlooking garden, central heating radiator.



### Rear Double Bedroom 3

11' 11" x 11' 8" (3.63m x 3.56m) with built in wardrobes. Laminate flooring, window overlooking garden.



### Lower ground floor

#### ANNEXE

From the hallway, a staircase descends to the lower ground floor area which provides viz :

#### Open Plan Living/Kitchen/Dining Area

15' 10" x 12' 6" (4.83m x 3.81m) Currently utilised as a work room/utility and fitness room with corner positioned range of base cupboard units with Formica working surfaces, inset stainless steel single drainer sink unit h&c, recently laid Travertine tiled floor, uPVC door to outside rear patio.



### Double Bedroom 4

18' 11" x 9' 1" (5.77m x 2.77m) with window overlooking garden, central heating radiator, Archway leading through to -



### En-suite Shower

Which provides low level flush toilet, shower and wash hand basin, tiled floor.



### EXTERNALLY

#### To the Front

Is an easily maintained lawned garden area and with an attractive bonded gravelled driveway with private parking which leads onto -



#### Garage

18' 2" x 11' 1" (5.54m x 3.38m) with up and over door, window at rear. Providing a good storage space with laundry room which has plumbing for automatic washing machine

and sink unit.



### Rear Garden

Which provides an extensive gently sloping grassed area bounded by mature trees and hedging. There is a raised vegetable patch, various ornamental trees and bushes as well as fruit trees including pear, apple and cherry trees.

The garden is most pleasant enjoying a south facing warm sunny aspect.





source heating system and PV solar panels. uPVC Double Glazing. Telephone subject to transfer regulations.

Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

### **MONEY LAUNDERING REGULATIONS**

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. Newly installed air



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Approximate Gross Internal Area  
218.6 sq m / 2353 sq ft

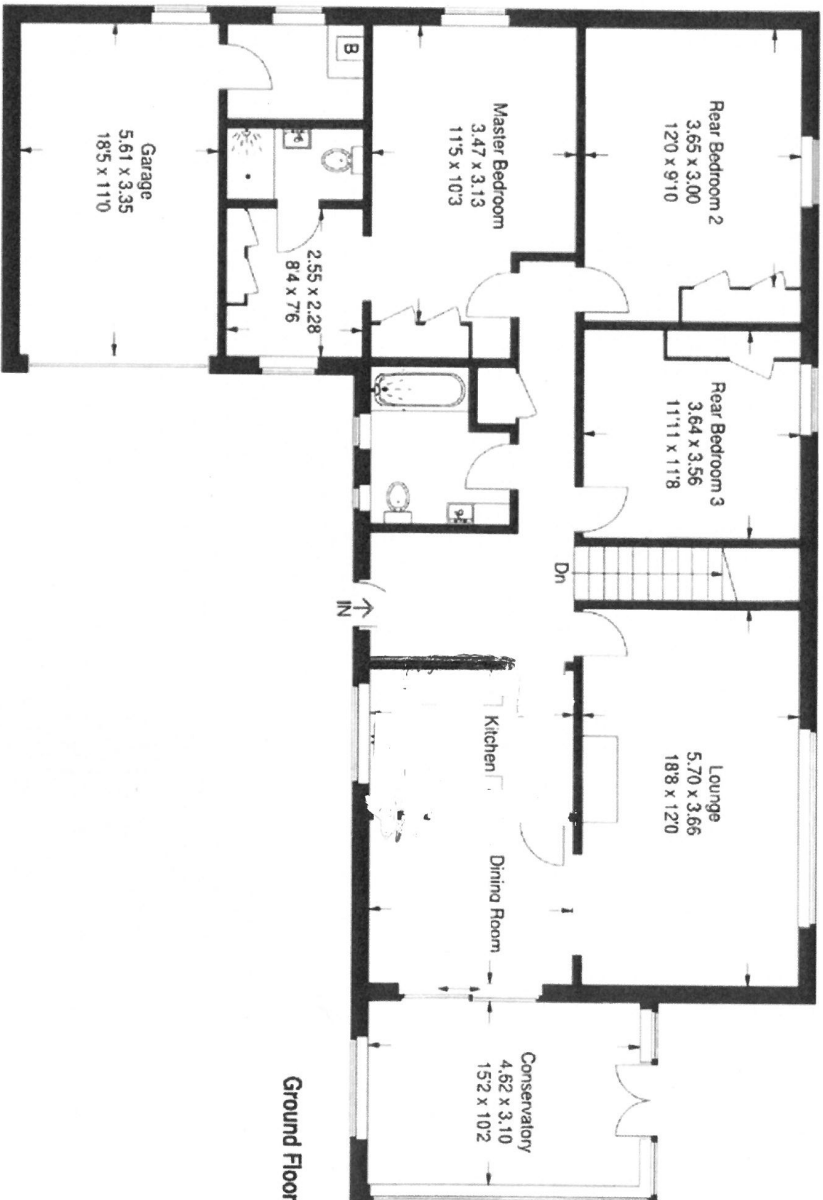


Illustration for identification purposes only. measurements are approximate. not to scale.  
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## Directions

From the village of Llanarth on the A487 coast road. On reaching the Llanina Arms Hotel (heading South) please take the right hand turning sign posted New Quay and follow this road for approximately 1 mile until you enter the village of Gilfachreda. Passing the council houses on the right hand side, take the next right hand turning sign posted 'Wern Mill' which takes you onto a quiet c class country road. Bear right at the next junction travelling down a narrow street before taking a left over the river, up the hill where you will come to a junction adjacent to a Chapel. Please take the left hand turning and proceed along this road for approx. 100 yards where the entrance to Llanwern is position on the left hand side. Continue into Llanwern and the property is located on the right hand side as identified by the Agents for sale board.

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

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