

Deceptively spacious 3 bed dwelling. Popular coastal village of New Quay, West Wales.



19 Cylch-Y-Llan, New Quay, Ceredigion. SA45 9PE.

£235,000

Ref R/4829/RD

**** Attractive, deceptively spacious 3 bed dwelling ** Located in the sought after coastal village of New Quay ** Refurbished in recent years ** Fantastic Living Space ** Solid Oak Kitchen ** 3 Double Bedrooms ** Modern Bathroom ** Designated Parking for 2 vehicles ** Useful Workshop to rear ** pleasant garden and grounds ** Short walk to all village amenities ****

The accommodation provides entrance hall, lounge, kitchen / breakfast room, utility room. First floor - 3 double bedrooms and family bathroom.

Convenient and popular residential locality close to the sea front and an easy walking distance of a good range of local amenities including local primary school, doctors surgery, harbourside, cafes, bars, restaurants, shops and places of worship. Blue flag sandy beaches and the All Wales coastal path. 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 Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Entrance Hall

Via upvc glazed casement door. Vinyl flooring, Stairs to first floor.

Lounge

10' 4" x 18' 6" (3.15m x 5.64m) large family room with Aga multi fuel log burner on a slate hearth, Oak mantle, dual aspect windows to front and rear with side window, TV point, BT point.



Kitchen





9' 6" x 12' 3" (2.90m x 3.73m) with solid oak base and wall units, Formica work top, laminate flooring, space for electric oven with extractor over, tiled splash back, stainless steel sink and drainer with mixer tap, window to front, radiator, space for dining table, glazed panelled door through to -

Utility Room



5' 6" x 7' 3" (1.68m x 2.21m) upvc door to garden, tiled flooring, shelving, washing machine connection and dryer space.

FIRST FLOOR

Landing



An open landing area with airing cupboard, loft access and rear window, radiator.

Rear Bedroom 1

10' 5" x 7' 5" (3.17m x 2.26m) a double room, rear window overlooking garden and distant sea views. Multiple sockets.



Bathroom



6' 8" x 5' 7" (2.03m x 1.70m) having a white bathroom suite comprising of panelled bath with shower over, folding

shower screen, fully tiled walls, dual flush w.c. single wash hand basin, heated towel rail. Rear window.

Front Bedroom 2



12' 5" x 16' 5" (3.78m x 5.00m) large L shaped double room with 2 windows to front, multiple sockets.

Bedroom 3



10' 4" x 10' 8" (3.15m x 3.25m) a double room (currently child's room) radiator, window to front, multiple sockets.

EXTERNALLY

To The Front

The property provides three designated parking spaces at an upper level to the house. Lower garden area laid to lawn with side footpath to front door and shared archway with footpath to rear.

The front lawn has ample space for a sitting table and barbecue.



To The Rear

Split over two levels finished in concrete with timber frame Shed 14'2" x 10' an useful workshop area or planting shed, single storey with concrete base.

Rear log store to back of dwelling.





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.

VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

Mains Water, Electricity and Drainage. Modern electric central heating system.

Council tax band C (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Allocated.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (74)

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 Upland Square, New Quay continue onto Park Street and down Hill Street, then up to Church Road. Continuing up the hill past the Doctors Surgery on your left, take the next right hand turning into Cylch Y Llan. Continue along the estate road, taking a right into the next cul de sac and the property is the second property on the right hand side identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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