

The Ultimate Coastal Residence ! 5 Bed Detached Property with 2 letting units. On the outskirts of the pretty fishing village of New Quay - West Wales.



Parc-Y-Pant, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SH.

£650,000

Ref R/4426 /ID

****A highly desirable 5 bed detached property****Set in approximately 0.3 Acres of gardens and grounds******Situated on the edge of the pretty harbour and fishing village of New Quay******Renovated to the highest order including a brand new modern kitchen******Offering spacious 5 bed (1 En Suite) accommodation******Log cabin and caravan ideal for overflow accommodation******Range of useful outbuildings******Only a 10 minute walk to the sandy beach at Traethgwyn******Double glazed sash windows and gas fired central heating******

**** A UNIQUE COASTAL RESIDENCE WORTHY OF AN EARLY VIEWING ****

Situated approximately a mile from the popular seaside resort and coastal fishing village of New Quay on Cardigan Bay, West Wales coastline.

New Quay offers a range of local amenities including convenience store, chemist, primary school, an array of eating houses and gift shops, harbour and sea front. The Georgian harbour town of Aberaeron and its comprehensive range of shopping and schooling facilities lies some 8 miles to the north and also within an easy reach of the larger Amenity centres of Aberystwyth and Cardigan.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

The placing of Parc Y Pant on the open market provides prospective purchasers with an opportunity to acquire a most attractive 5 bed (1 en suite) detached residence, perfect for a family. The property has been sympathetically updated keeping a range of original character features, whilst also updating it to modern day requirements. The current vendors have recently invested in a brand new kitchen.

The property also benefits from a 2 bed (1 en suite) log cabin and the other a 2 bed caravan that has been cladded in larch to be made to look like a log cabin. Ideal for overflow accommodation/ home office.

The property is located a mile or so from the popular coastal village of New Quay.

The Accommodation provides -

GROUND FLOOR

Entrance Porch / Lobby Area



10' 5" x 26' 4" (3.17m x 8.03m) via a grey composite door with glazed insets, upvc double glazed window surround. Vaulted ceiling, exposed pine flooring, stairs rising to first floor, modern tall central heating radiator. Beyond the staircase is a lovely cosy room with log burning stove on a slate hearth with oak mantle above, spot lights to ceiling. Door into -

Lounge



15' 2" x 13' 2" (4.62m x 4.01m) with tiled fireplace housing a log burning stove on a raised slate hearth, ornate surround, sash double glazed window to front, picture rail, exposed pine floorboards, half glazed double doors leading to -

Rear Office

5' 7" x 7' 1" (1.70m x 2.16m) with double glazed windows to rear.

Rear Porch



5' 7" x 6' 5" (1.70m x 1.96m) with upvc patio doors to rear garden, tiled flooring, door into -

Downstairs w.c.



4' 4" x 5' 2" (1.32m x 1.57m) with grey vanity unit with inset wash hand basin, low level flush w.c. heated towel rail, tiled flooring, window to rear.

Utility Room



16' 5" x 3' 2" (5.00m x 0.97m) with a range of fitted base and

wall cupboard units with granite working surfaces above, inset 1½ drainer sink, Worcester gas boiler, plumbing for automatic washing machine and outlet for tumble dryer, tiled flooring, windows to rear. Double doors access into -

Kitchen/Dining Room



15' 3" x 30' 7" (4.65m x 9.32m) (max) a sleek and stylish modern kitchen having recently been installed comprising of a Wren handleless charcoal base and wall cupboard units with quartz working surfaces and upstand above, matching island unit with quartz working surfaces, 2 sky lights and 12' sliding door to rear bringing an abundance of natural light, inset drainer sink with mixer tap, 2 Bosch eye level electric ovens, 5 ring gas hob with modern extractor hood above, integrated dishwasher, breakfast bar with seating for 4-5 people, porcelain tiled flooring, 3 pendant hanging lights over the island, Samsung fridge freezer, central heating radiator.

Access to dining Area with space for a large dining table with pendant lights above, LVT flooring.

FIRST FLOOR

Landing

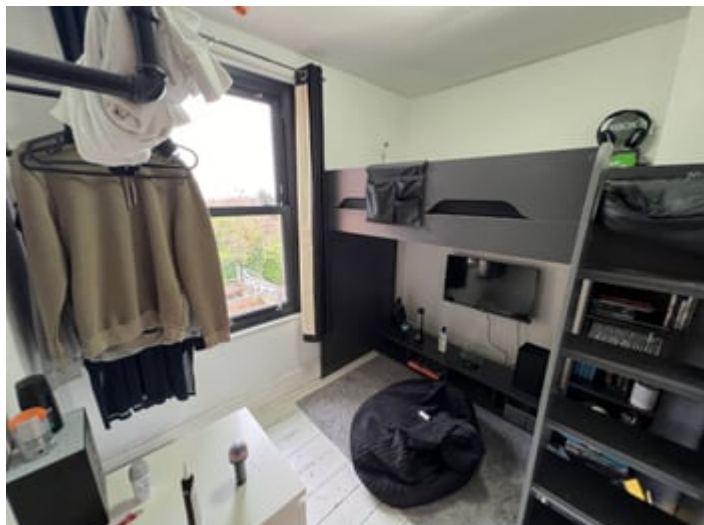
13' 6" x 12' 1" (4.11m x 3.68m) double glazed sash window to front, stairs to second floor, 2 built in cupboards. Door into -

Bedroom 1

8' 7" x 7' 5" (2.62m x 2.26m) with double glazed sash window to front, central heating radiator.



Bedroom 2



7' 5" x 8' 7" (2.26m x 2.62m) with double glazed sash window to rear with lovely sea views, central heating radiator.

Bathroom



9' 9" x 7' 0" (2.97m x 2.13m) having a modern suite comprising of a panelled bath with mains shower above, vanity unit with inset wash hand basin, dual flush w.c. window to rear, central heating radiator, spot lights, tiled flooring, half tiled walls.

Principal Bedroom 3



12' 7" x 15' 1" (3.84m x 4.60m) with sash window to front, double doors opening out to balcony with lovely sea views over Cardigan Bay, cast iron fireplace with tiled hearth, range of fitted wardrobe units, central heating radiator. Door into -

En Suite



10' 1" x 5' 9" (3.07m x 1.75m) a modern three piece suite comprising of an enclosed shower unit with mains rainfall shower above and pull out head, grey vanity unit with inset wash hand basin, concealed w.c. half frosted window to side, central heating radiator, towel rail.

SECOND FLOOR

Landing

11' 3" x 8' 2" (3.43m x 2.49m) with velux window to rear with views over Cardigan Bay.

Bedroom 4



14' 2" x 11' 3" (4.32m x 3.43m) with velux window to rear with glorious views over Cardigan Bay, laminate flooring, feature wall panelling, central heating radiator, TV point.



Bedroom 5



12' 6" x 10' 0" (3.81m x 3.05m) with sash window to rear and side, laminate flooring, central heating radiator, feature wall panelling.

EXTERNALLY

The Grounds



The property is approached via its own private driveway and opens up onto a gravelled parking area with ample parking for several cars.

The grounds are mostly laid to lovely lawned areas with many mature trees, hedgerows, flowers and shrubs making a lovely garden area. We believe the property sits in approximately 0.3 Acres of grounds and benefits from a range of useful outbuildings.

PARC Y PANT LOG CABIN



Open Plan Lounge/Kitchen



22' 6" x 19' 5" (6.86m x 5.92m) with glazed double doors to front, the kitchen comprises of a range of fitted units with De'Longhi electric Range oven with 5 ring gas hob above, stainless steel drainer sink with mixer tap, electric radiator.

The lounge area has double glazed window to both side, TV point and electric radiator.

Shower Room

5' 0" x 7' 0" (1.52m x 2.13m) with a white suite comprising of dual flush w.c. vanity unit wash hand basin, enclosed shower unit with mains shower above.

Double Bedroom 1

9' 3" x 9' 2" (2.82m x 2.79m) with double glazed window to side, electric radiator.

Master Double Bedroom 2



12' 9" x 9' 0" (3.89m x 2.74m) with double glazed window to side, electric radiator. Door into -

En Suite

With dual flush w.c. vanity unit with inset wash hand basin.

Externally

The cabin has a separate private lawned area.

STATIC CARAVAN



20' 0" x 40' 0" (6.10m x 12.19m) - a 2 bedroomed caravan



that has been cladded in larch and has a recently installed decking. This is also let out on a separate basis.

Please Note -

The property enjoys a right of access over the service lane that will also service two new properties that are currently under construction.

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.

TENURE

The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage. Gas fired central heating. Fibre optic available.



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: None.

EPC Rating: F (25)

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

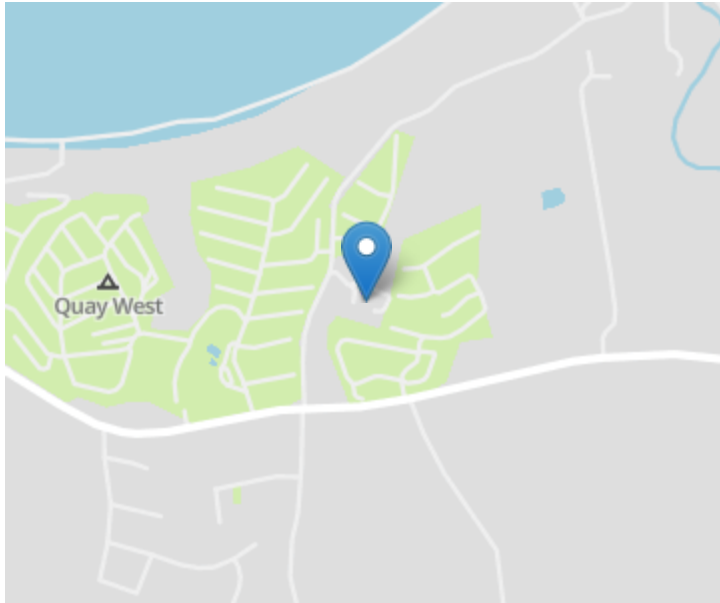
The existence of any public or private right of way? No

Mobile Signal

4G data and voice

Existing Planning Permission


Title: Erection of two dwellings., Submitted Date: 05/10/2021 00:00:00, Ref No: A210939, Decision: , Decision Date: N/A
Title: Erection of two dwellings, Submitted Date: 28/07/2020 00:00:00, Ref No: A200660, Decision: REFUSED, Decision Date: N/A
Title: Codi estyniad deulawr Replacement extension (two storey), Submitted Date: 06/11/2007 00:00:00, Ref No: A071339, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A
Title: Codi annedd Erection of a dwelling, Submitted Date: 15/09/2005 00:00:00, Ref No: A051056, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



Directions

Form Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right alongside The Llanina Arms hotel and onto the B4342 New Quay. Follow this road for some 1.5 miles through the first village of Gilfachreda onto the next hamlet of Cnwc Y Lili. You will see Schooner Park holiday retirement park on the right hand side, then a crossroads. Turn right at these crossroads opposite The Cambrian Hotel. Continue down this road for some 100 yards and the entrance onto the drive will be seen after the two detached houses on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS