

*A spacious 3 bed bungalow within walking distance to New Quay. Refurbished and spacious residence with sea views. Cardigan Bay - West Wales.*



**3 Cwmhalen, New Quay, Ceredigion. SA45 9SF.**

**£285,000**

**Ref R/4680/RD**

**\*\*A refurbished and spacious 3 bed bungalow\*\*Views towards the Cardigan Bay coastline\*\*New kitchen\*\*New flooring\*\*Fully replastered and decorated\*\*Large corner plot\*\*Walking distance to beach and village amenities\*\*2 bathrooms\*\*Private parking\*\*One of the largest properties on this popular development\*\*A good 1st time buyer opportunity to get on the housing ladder\*\***

The property is situated on the Cwmhalen development being a quiet conveniently positioned estate, less than a mile level walking distance from the centre of the popular coastal resort and seaside fishing village of New Quay along the Cardigan Bay coastline. The village offers a good level of local amenities and services including an array of shops, public houses, eating houses, primary school, chemist, bus route and sandy beaches. and good public transport connectivity. The nearby beaches of Cei Bach and Traethgwyn area short walking distance. The Georgian Harbour town of Aberaeron with a wider range of amenities is some 15 minutes drive to the north and Cardigan and Aberystwyth being an equi distant 30 minutes drive from the property.



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## GENERAL

The property has been refurbished to include new kitchen, new flooring, fully replastered and redecorated to provide a modern and comfortable feel to the property.

The property benefits from 2 bathrooms comprising of a large en suite and family bathroom.

The property is considered to provide an excellent 1st time buyer opportunity within the New Quay region and the viewing of the property is encouraged at the earliest opportunity.

## THE ACCOMMODATION

### PORCH

Via glass panel door with side glass panel.

### Entrance Hallway



26' 7" x 5' 11" (8.10m x 1.80m) being 'L' shaped and accessed via glass panel door and side glass panel, access to loft, radiator, multiple sockets, BT point.

### Bedroom 1



9' 1" x 13' 2" (2.77m x 4.01m) double bedroom, window to front, radiator, multiple sockets.

### Front Bedroom 2



9' 4" x 7' 7" (2.84m x 2.31m) a double bedroom, window to front, radiator, multiple sockets, distance sea views.

### Front Bedroom 3



12' 7" x 11' 2" (3.84m x 3.40m) double bedroom, window to front, multiple sockets, radiator.





En Suite



6' 2" x 7' 9" (1.88m x 2.36m) with enclosed walk-in shower, WC and vanity unit, single wash hand basin, heated towel rail, tiled walls and flooring, spotlights to ceiling.

Family Bathroom



7' 9" x 7' 3" (2.36m x 2.21m) with corner enclosed shower, combined w.c. and single wash hand basin, vanity unit, heated towel rail, fully tiled walls and floor, airing cupboard. Window to front.

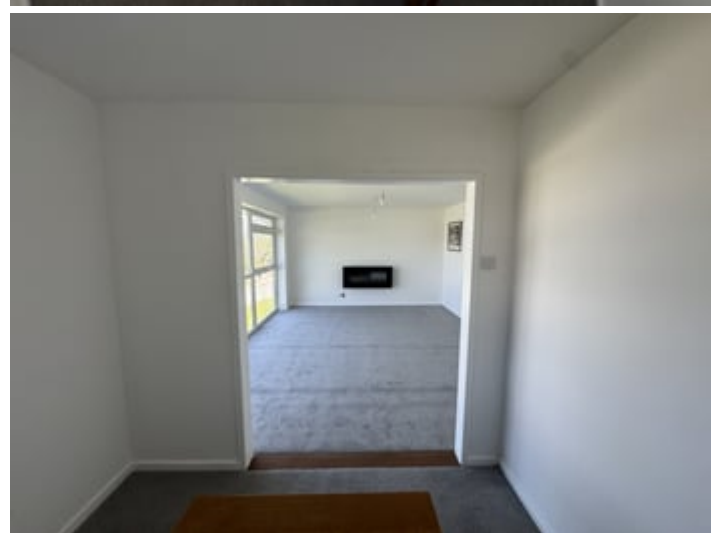
Lounge





16' 5" x 12' 6" (5.00m x 3.81m) a large family living room with floor to ceiling windows to front enjoying sea views, electric fire, multiple sockets, radiator, open plan into:

## Dining Room



8' 6" x 8' 7" (2.59m x 2.62m) with window to front, radiator, multiple sockets.

## Kitchen

8' 8" x 9' 10" (2.64m x 3.00m) with a range of modern light blue base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, induction hobs with extractor over, Lamona oven and grill, plumbing for washing machine or dishwasher, or space for under counter fridge freezer, front window, multiple sockets, half tiled walls, radiator.





## Utility



With space for washing appliances, external door to small front decking area. Open plan into:

## Storage Room

10' 8" x 9' 2" (3.25m x 2.79m) originally part of the garage but recently converted to provide storage areas with external door, electric connection point, connecting door into -

Oil Tank Storage Room – with new dividing walls installed within the last 6 years and housing a 1,200 litre oil storage



tank for the central heating.

To the front is a small storage area from the up and over door of the original garage.

### **The Grounds.**

The property is approached from the adjoining estate road to an off-road parking space for 1-2 vehicles with front garden laid to lawn with footpaths connecting through to rear lower garden area laid to lawn and formerly front of the Cwm Halen residential estate.



### **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**

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or

[aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](http://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**

We are advised that the property benefits from mains

electricity, water and drainage. Oil central heating.

Council Tax Band D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (42)

**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

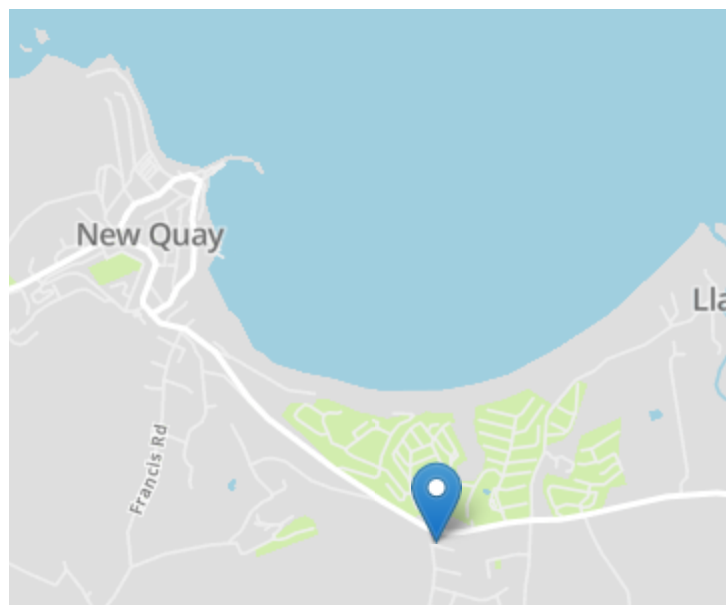
**Is the property listed?** No

**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 Aberaeron proceed south west on the A487 coast road as far as the village of Llanarth. At Llanarth right alongside the Llanina Arms hotel onto the B4342 New Quay road. Follow this road for some 2 miles passing through the small village of Gilfachreda until you see The Cambrian Hotel on the left hand side and then the entrance to Quay West Havenholiday resort on the right hand side. After a further 500 yards you will see the entrance to Cwmhalen on your left hand side, with No 3 being the first property on the entrance to the development.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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

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