

Pleasant and deceptively spacious 3 bedroom bungalow set within a large plot and a private riverside location close to New Quay and the Cardigan Bay coastline. West Wales.



Ger y Llethi Gilfachreda, New Quay, Ceredigion. SA45 9SW.

£315,000

R/4867/RD

**** Deceptively spacious 3 bedroom bungalow ** Beautifully situated being nicely tucked away ** Offering spacious 3 bedroom accommodation ** Detached garage ** 10 minutes walk to beach at Cei Bach and New Quay ** Private driveway ** Access to large lawned grounds and patio area ** Modern kitchen ** Large family living room ** Set in a private location in a popular coastal village that must be viewed to be appreciated ****

The property is situated within the coastal village of Gilfachreda. Set in a beautiful wooded riverside setting within a few minutes walk of the beach at Little Quay Bay (Cei Bach) less than 2 miles from the popular coastal resort and seaside fishing village of New Quay with its doctors surgery, primary school, places of worship, local cafes, bars, restaurants and sandy beaches. 5 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities, community health centre and leisure facilities and within easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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THE ACCOMMODATION

Porch

Kitchen/Dining Room



16' 9" x 10' 9" (5.11m x 3.28m) with tiled floor, a fitted range of modern base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for an automatic washing machine, part tiled walls, central heating radiator. Doors through to –

Conservatory

11' 6" x 10' 6" (3.51m x 3.20m) in upvc double glazing with tiled floor.



Lounge

18' 3" x 15' 2" (5.56m x 4.62m) with central heating radiators, French doors to front garden, 2 central heating radiators, multiple sockets, TV point.





Rear Bedroom 1

10' 5" x 8' 0" (3.17m x 2.44m) with central heating radiator, rear window, multiple sockets.



Rear Bedroom 2

8' 3" x 7' 5" (2.51m x 2.26m) with central heating radiator, rear window, multiple sockets.



Archway

From the lounge leads through to:

Rear Double Bedroom 3

10' 8" x 9' 2" (3.25m x 2.79m) with central heating radiator, multiple sockets, TV point, window to rear.





Shower Room

7' 7" x 6' 1" (2.31m x 1.85m) with a corner shower cubicle with curved shower door, vanity unit with inset wash hand basin, low level flush toilet, tiled walls, heated towel rail, built in cupboard.



EXTERNALLY

To the front



Private driveway with parking leads on to:

Detached Garage

19' 5" x 14' 6" (5.92m x 4.42m) with up and over door, power and light connected.





The Grounds

The grounds are mainly laid down to grassed areas with mature shrubs, flower borders and ornamental trees. The small River Llethi forms the boundary to one side.





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Services

We understand the property benefits from mains water, electricity and drainage. LPG Gas central heating.

Tenure - Freehold.

Council tax band - E (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.

VIEWINGS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

MATERIAL INFORMATION

Council Tax: Band E

Council Tax: Rate 1654

Parking Types: Driveway. Garage. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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 turn right onto the B4342 New Quay road alongside the Llanina Arms Hotel. Follow this road for 1 mile into the hamlet of Gilfachrheda. As you drive through the hamlet passing a row of houses on the right hand side, take the next right hand turning at the small crossroads. After 20 yards bear left and the entrance to Geryllethi is the first concealed driveway on the right hand side with name plate on the entrance.

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

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