

An appealing 3 bed semi detached house with pleasant garden and private parking. Near New Quay - West Wales.



6 Bro Gido, Gilfachrheda, New Quay, Ceredigion. SA45 9SR.

£229,000

Ref R/4461/ID

****No Onward Chain**** A most attractive 3 bed semi detached house ****Situated in a spacious plot with pleasant front and rear gardens**** Private parking ****Only 2 miles to Cardigan Bay at the popular coastal resort and seaside fishing village of New Quay**** Ideal family home/investment opportunity ****Recently renovated to a good standard**** New electrics, kitchen, bathroom, central heating system etc ******

The comfortably proportioned accommodation benefits from upvc double glazing, electric central heating and provides - Ent hall, front sitting room, rear kitchen/dining room, rear conservatory. First floor - 3 bedrooms, bathroom.

Located at the coastal hamlet of Gilfachreda, only a mile or so from the popular coastal resort and seaside fishing of New Quay with its abundance of cafes, bars, restaurants, primary school and its lovely sandy beaches. Less than a mile to Cei Bach beach. The main A487 coast road at Llanarth is less than a mile, again offering a good range of local amenities. The property is on a bus route, only 5 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of Cardigan, Aberystwyth and Lampeter.



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

GROUND FLOOR

Reception Hall

13' 10" x 6' 3" (4.22m x 1.91m) via composite door, stairs to first floor, central heating radiator, understairs cupboard, laminate flooring.



Front Sitting Room

13' 8" x 13' 0" (4.17m x 3.96m) with laminate flooring, fireplace housing a multi fuel stove on a slate hearth, large double glazed window to front, vertical column radiator, TV point. Door into -



Kitchen/Dining Room

18' 6" x 9' 7" (5.64m x 2.92m) a recently installed kitchen comprising of Sage Green base and wall cupboard units with compact laminate work surfaces above and up stands, Beko electric oven, 4 ring electric hob with extractor hood above, 1½ cream ceramic inset sink with mixer tap, plumbing for automatic washing machine, slimline dishwasher, fridge freezer, spot lights to ceiling, vertical column radiator, 8' patio doors leading out to -





Rear Conservatory

10' 1" x 7' 9" (3.07m x 2.36m) with tiled floor and glazed window surround.

FIRST FLOOR

Galleried Landing

Approached via staircase from the entrance hall, built in airing cupboard. Hatch to loft.

Front Double Bedroom 1

13' 10" x 11' 4" (4.22m x 3.45m) large double glazed window to front with a pleasant aspect, central heating radiator. TV point.



Rear Double Bedroom 2

11' 10" x 9' 10" (3.61m x 3.00m) with double glazed window to rear, central heating radiator. TV point.



Front Single Bedroom 3

9' 4" x 7' 11" (2.84m x 2.41m) an useful bedroom or office with double glazed window to front, central heating radiator. TV point.

Bathroom

7' 5" x 7' 0" (2.26m x 2.13m) - Having a modern 3 piece suite comprising of a panelled bath with mains shower above with pull out head, cream vanity unit with inset wash hand basin, low level flush w.c. heated towel rail, tiled walls and flooring, extractor fan, underfloor heating.



EXTERNALLY

To the Front

A walled lawned forecourt with side pedestrian access and also vehicular access for parking. Pathway leading to the rear.



Rear Garden

Outhouse and outside w.c. Log Store.

A spacious pleasant lawned garden with shrubs, flower borders, ornamental trees providing a lovely enclosed garden area perfect for a family.



TENURE

The property is of Freehold Tenure.

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.

Services

Mains water, electricity and drainage. Fibre optic broadband is available. Electric central heating.

Council tax Band C - (Ceredigion county council).

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: Level access.

Mobile Signal

4G data and voice

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

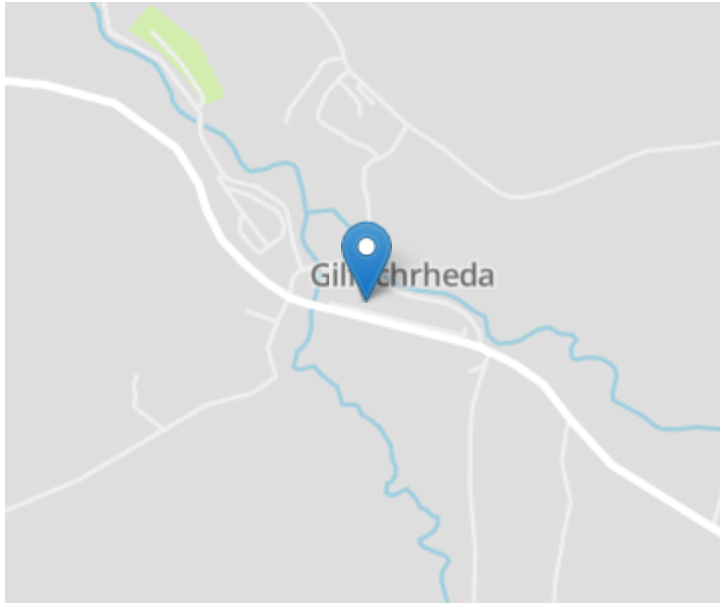
Any risk of coastal erosion? No

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 the property is best approached by taking the main A487 coast road south west towards Cardigan. Proceed to the village of Llanarth and turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Follow this road into the village of Gilfachrheda, you will see a street of houses on the right hand side known as Bro Gido and Glan Wern is the 6th up from the far end. Identified by the agents for sale board.

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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 :

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