

Impressive fully refurbished 3 bed (with potential for additional 3 bedrooms) bungalow in a sought after location. New Quay on Cardigan Bay - West Wales.



Green Roofs Cnwc Y Lili, New Quay, Ceredigion. SA45 9SE.

£610,000

Ref R/4591/RD

****A fully refurbished and substantial 3 bedroom bungalow**Potential for loft conversion to provide additional 3 bedroom accommodation**Set within a large commodious plot**South facing garden**New windows, new doors, new heating, new flooring, new kitchen, new bathroom, new patio doors, fully redecorated**Outstanding views over Cardigan Bay**A convenient plot in a quiet location**Walking distance to sandy beaches**Finished to the highest order with no expense spared**Very well presented and maintained**Useful double garage and workshop with potential for conversion (stc)ONE OF THE MOST IMPRESSIVE BUNGALOWS AVAILABLE ALONG THE CARDIGAN BAY COASTLINE - MUST BE VIEWED AT THE EARLIEST OPPORTUNITY !**

The property is situated within the village of Cnwc Y Lili, forming part of the larger fishing village of New Quay. The village of New Quay offers a good level of local amenities and services including primary school doctors surgery, village shops and post office, local cafes, bars, restaurants, sandy beaches and good public transport connections. Access to the All Wales coastal path. The Georgian town of Aberaeron is some 15 minutes drive to the north offering a wider range of amenities including secondary school, community health centre, leisure centre and traditional high street offerings. The property lies equidistant 30 minutes drive from the larger urban amenity centres of Aberystwyth, Cardigan and Lampeter.



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GENERAL



A truly impressive bungalow of substantial proportions with options to convert the loft space into additional bedroom or living space (stc).

Newly installed utility room and w.c.

The property sits within a commodious plot with ample off road parking, offering an ideal opportunity to be run as a airbnb / guest house facility also.

The south facing garden area sits elevated above the main property overlooking the Cardigan Bay coastline.

All living space and bedrooms have views towards the coastline.

GROUND FLOOR

Entrance Hallway

7' 8" x 13' 1" (2.34m x 3.99m) being L shaped and accessed via a glass panel door with side glass panel, radiator, oak effect flooring, multiple sockets.



W.C.

13' 3" x 11' 8" (4.04m x 3.56m) with w.c. single wash hand basin, radiator. Fully tiled walls, front window, oak flooring.



Lounge

14' 10" x 30' 6" (4.52m x 9.30m) with new 13'9" windows to front allowing excellent natural light with views over Cardigan Bay, wood effect flooring, 2 x radiators, new log burner on slate hearth and brick plinth, new 13'9" sliding patio doors to south facing garden, space for dining table.



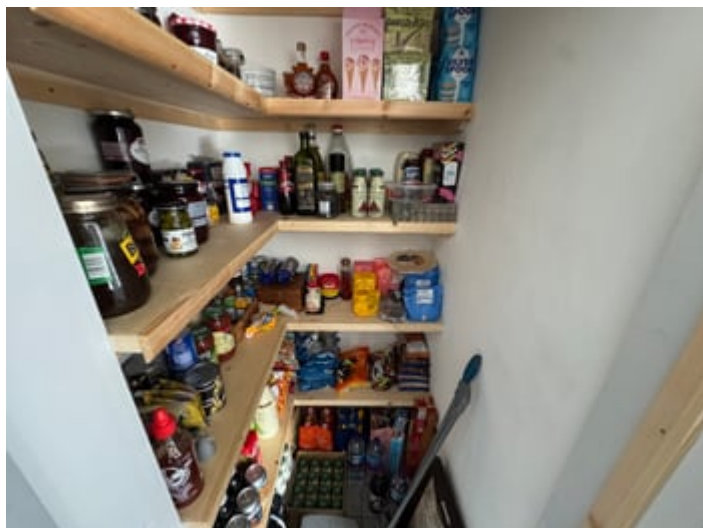
Kitchen

14' 9" x 9' 3" (4.50m x 2.82m) also accessible from the reception hallway with a modern light grey base and wall units with wood effect worktop, Beko ceramic hob, Beko double oven and grill, full-sized integrated dishwasher, 1½ stainless steel sink and drainer with mixer tap, rear window overlooking patio area and garden, tiled flooring, glass door to rear enclosed courtyard area, fitted fridge freezer, tiled splash back, deep saucepan drawers with concealed knife drawer, spot lights to ceiling.



Larder

With rack shelving, tiled flooring.



Inner Hallway

Connecting to the main entrance hallway, accessed via glass panel door allowing continuing natural light, radiator, wood effect flooring, access to loft.



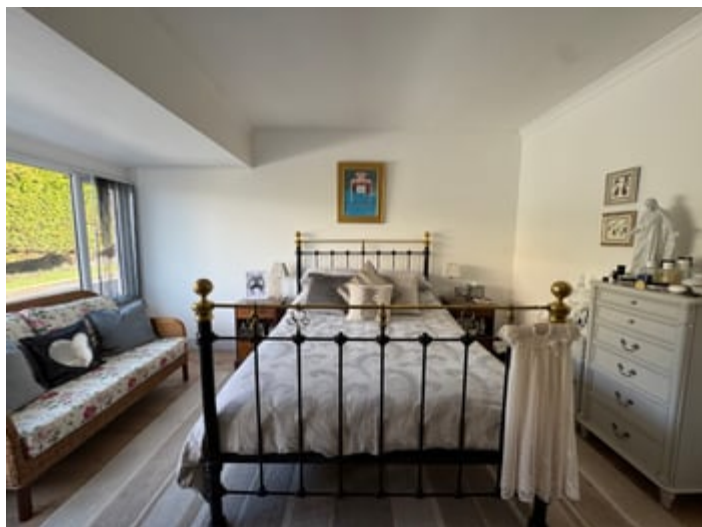
Front Bedroom 1

12' 3" x 14' 7" (3.73m x 4.45m) a double bedroom, window to front enjoying views over the garden and Cardigan Bay, multiple sockets, radiator, wood effect flooring and full fitted wardrobe.



Front Bedroom 2

12' 8" x 13' 9" (3.86m x 4.19m) a double bedroom, window to front enjoying views over the garden and Cardigan Bay, multiple sockets, radiator, wood effect flooring and full fitted wardrobe.



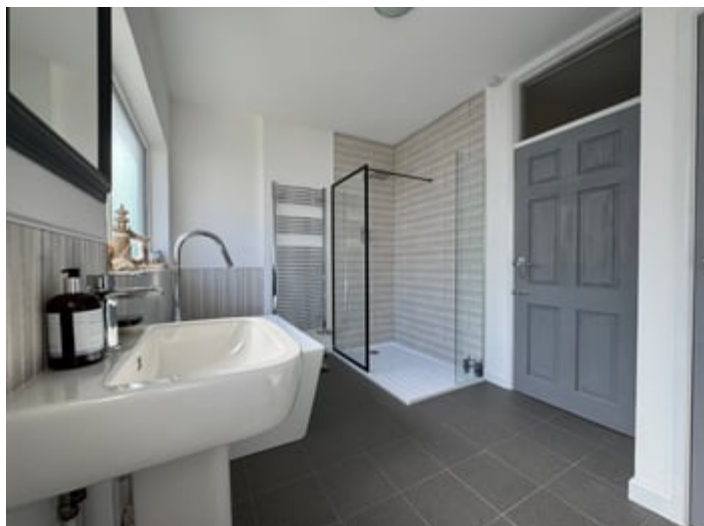
Bedroom 3

14' 4" x 14' 8" (4.37m x 4.47m) (max) a luxurious double bedroom suite with feature bay window and seating area with views over the coast, wood effect flooring, multiple sockets, radiator and full fitted wardrobe.



Bathroom

8' 1" x 11' 7" (2.46m x 3.53m) fully refurbished providing luxurious feature roll top bath, 1600 mm walk in shower with side glass panel, w.c. single wash hand basin, 2 rear windows, radiator, heated towel rail, tiled flooring, part tiled walls, airing cupboard.



EXTERNALLY

To the Front

The property is approached from the county road into a large

tarmacadamed driveway and parking area providing footpath access all around the property.

Front garden area laid to lawn. Also steps leading through to

-



Rear Garden Area

Being south facing and enjoying sea views.

Patio Area

Attractive patio area laid to slab.

Enclosed Courtyard

To the rear of the main property is an enclosed courtyard area with access to External Drying Room.

With separate access into -



Double Garage

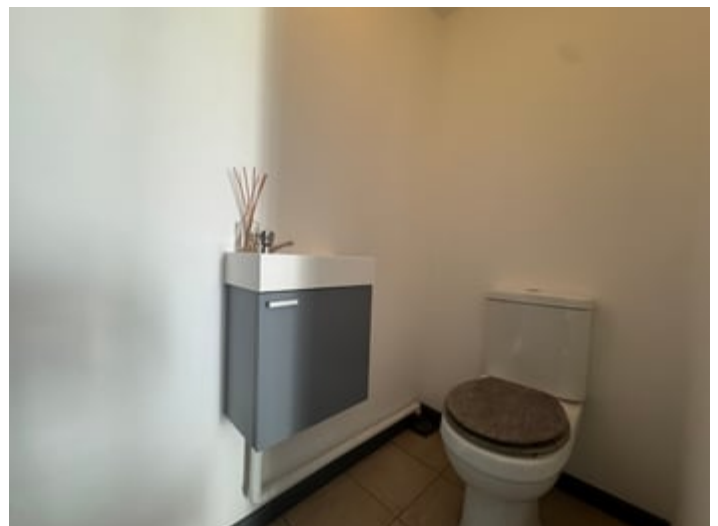
25' 0" x 25' 0" (7.62m x 7.62m) of brick and block construction with sloping roof with 2 new up and over doors to front, multiple sockets, concrete base with a long workbench and large storage shelving. Connecting door into -

Utility Room

6' 1" x 9' 9" (1.85m x 2.97m) a brand new facility with range of base units, washing machine connection, tiled flooring, stainless steel sink and drainer with mixer tap.



W.C.



With w.c. single wash hand basin, vanity unit, tiled flooring.

Wood Store

7' 4" x 7' 0" (2.24m x 2.13m) located to the side of the utility area, but can be used for different purposes if required.

Potting Shed

With external access from the rear of the garage with concrete base, window to front, oil tank storage area located above the potting shed with brand new galvanised staircase leading to the facility.

Rear Raised Garden Area

Stepped up from the patio area with 6' Featheredge boarding to boundary with mature and new planting to borders. A wonderful south facing garden, a notable feature of the property being private and enjoying all day sunshine.

All in all a wonderful coastal property ideal for those seeking a quieter pace of life.

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.

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

The property benefits from mains water, electricity and drainage. Oil fired central heating.

Council Tax Band F (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (60)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

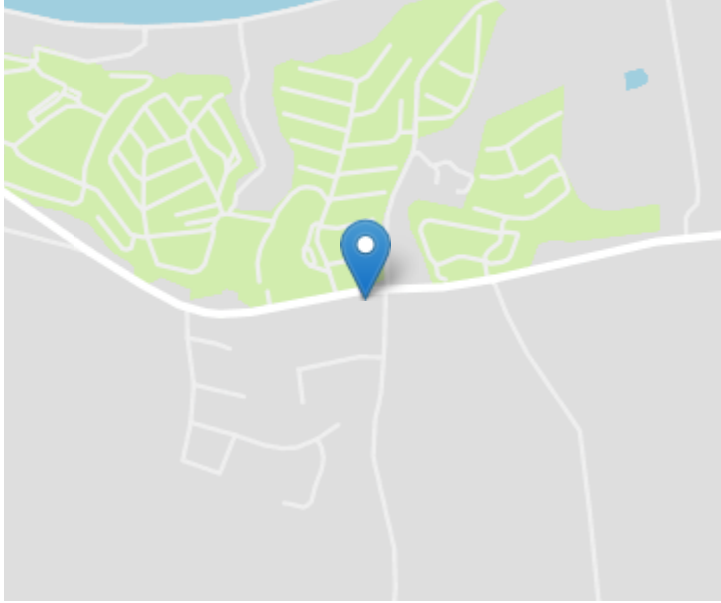
Any risk of coastal erosion? No

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

Travelling from Aberaeron on the A487 coast road south west towards Cardigan. At the village of Llanarth turn right onto the B4342 New Quay road (alongside the Llanina Arms Hotel). Follow this road through the village of Gilfachreda until you reach Cnwyc y Lili where you will see the Cambrian Hotel on the left hand side. Green Roofs is the next property on the left and before the entrance to Quay West Holiday Park

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(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 :

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