

Brand new 4 bed House in Spacious Plot. Last phase of sought after development site. New Quay, West Wales.



Plot 7 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

£425,000

R/4705/RD

**** Impressive new 4 bed home opportunity ** Distant views over Cardigan Bay ** 4 Bed Dormer Bungalow**Integral Garage** Feature Conservatory** Sought After Development** High Quality Fixtures & Fittings** Energy Efficient** 3 Bath** Private Parking** 10 years New bUild Warranty with Build Zone** Air Source Heating, Solar System** EPC A Low Running Costs** Underfloor Heating** Full Fibre Broadband** Stunning New Build in Popular Seaside Village** Sea views and walking distance to beach****

The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation. There is an opportunity now to select your own choice of flooring, tiling, kitchens and bathrooms now!

The development site sits on the fringes of the popular coastal harbour village of New Quay, being prime position along the Cardigan Bay coastline. The site is within walking distance of local village amenities including shops, cafes, bars, restaurant, places of worship, primary school, sandy beaches and has excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 7 miles from the estate with the larger urban towns of Cardigan and Aberystwyth being within 30 minutes drive



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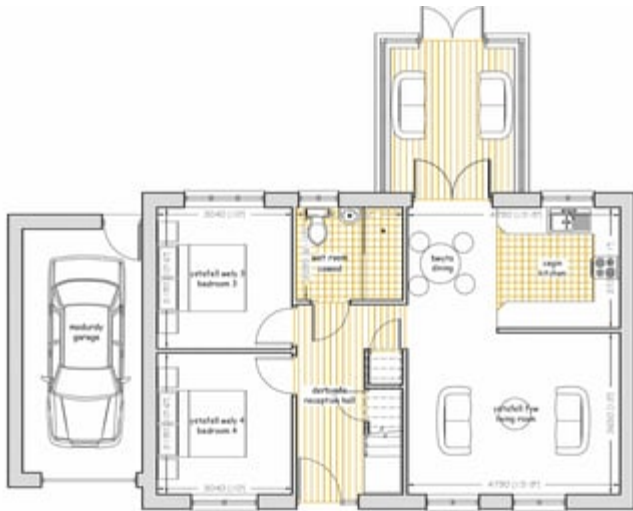
GENERAL

Dolphin Court is a development of 37 exceptional new homes, designed to offer the best of all worlds.

The site is situated just 5 minutes from the beach, and sheltered from a quiet road by a copse of mature trees. The site is a haven for tranquility enjoying unrivalled views across Cardigan Bay.

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GROUND FLOOR



Entrance Hallway

Accessed via Glass Panel Door, stairs to first floor, under stairs cupboard

Shower Room

2m x 2.4m (6' 7" x 7' 10") Walk-in shower with side glass panel, w/c, single wash hand basin, rear window, heated towel rail

Living Room

4.79m x 3.65m (15' 9" x 12' 0") Good size family living space, 2 x windows to front, multiple sockets, open plan

Kitchen/Dining Room

2.73m x 4.70m (8' 11" x 15' 5") Range of high quality base & wall units, integrated appliances, rear window to garden, space for dining table, access to:-



Conservatory

Windows to all sides, path down to garden

****PLEASE NOTE** - the conservatory is not included in the price but can be included with additional cost.

Ground Floor Bedroom 4

3m x 3.1m (9' 10" x 10' 2") Double bedroom, window to

front, multiple sockets.

Ground Floor Bedroom 3

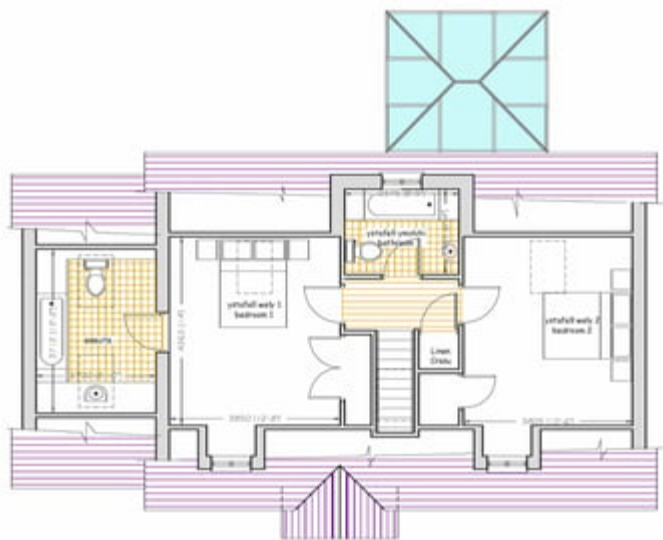
3m x 3.1m (9' 10" x 10' 2") Double bedroom, window to front, multiple sockets.

Integrated Garage

Up and over door to front, pedestrian door to rear

FIRST FLOOR

Landing with airing cupboard



Master Bedroom

3.8m x 4.2m (12' 6" x 13' 9") Double bedroom suite, Velux roof window to front, multiple sockets, radiator.

En-Suite

3.7m x 2.7m (12' 2" x 8' 10") Space for shower/bath, w/c, single wash hand basin, heated towel rail

Bedroom 2

3.8m x 4.2m (12' 6" x 13' 9") Double bedroom suite, Velux roof window to front, multiple sockets, radiator.

Bathroom

2.57m x 1.93m (8' 5" x 6' 4") Panelled bath, w/c, single wash hand basin

TO THE FRONT

Front garden laid to lawn with private drive from estate road.

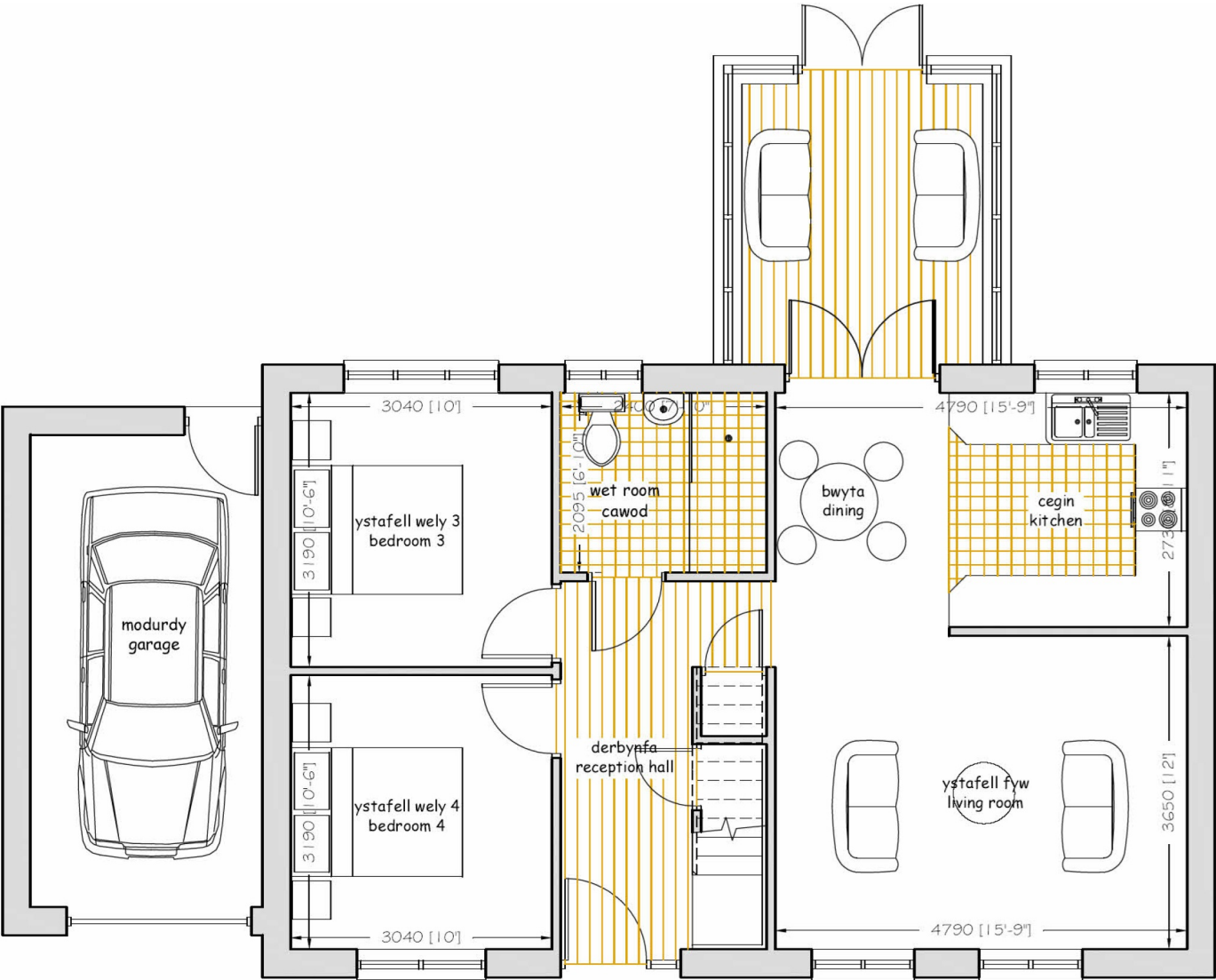
TO THE REAR

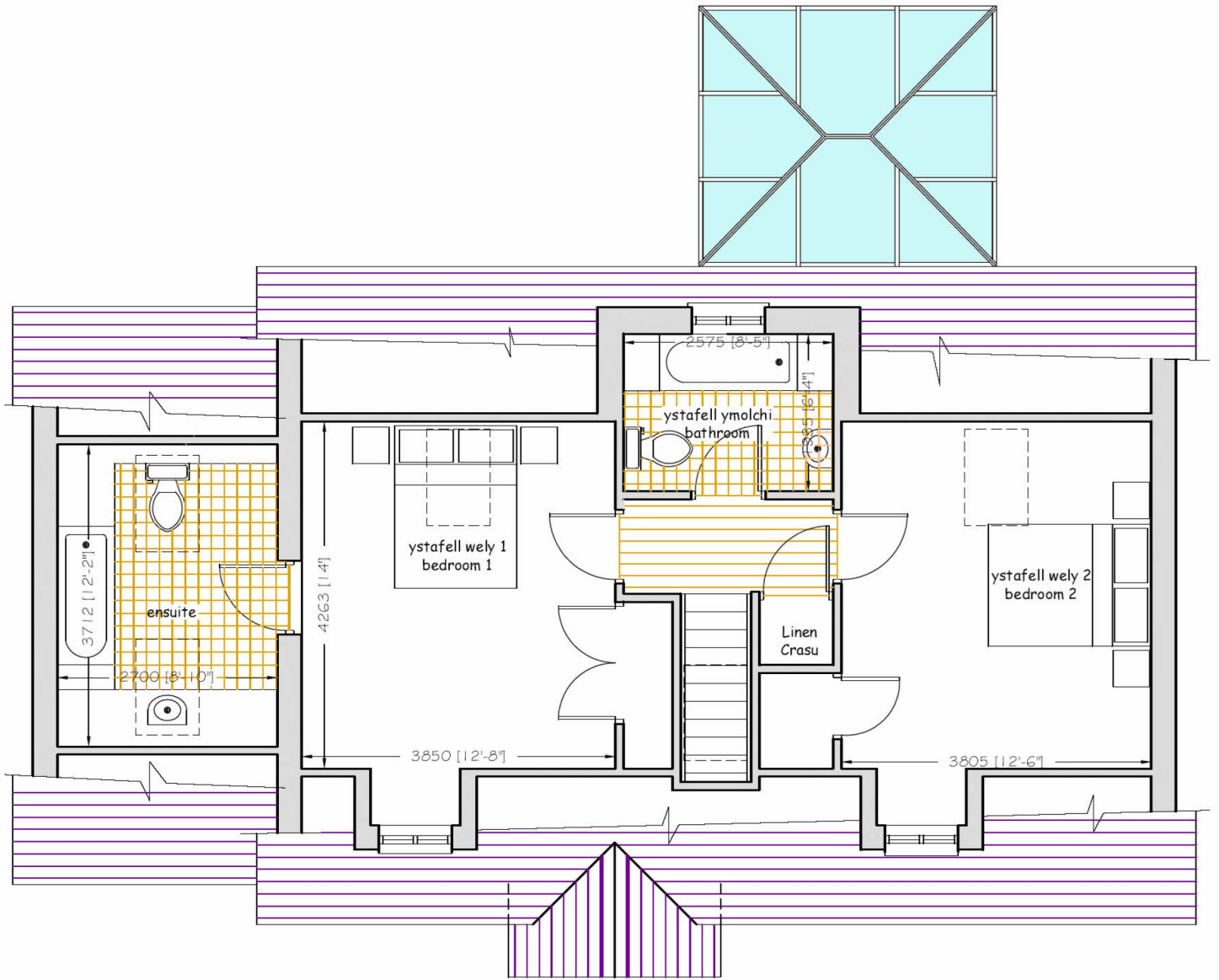
Private rear garden laid to lawn with 6ft boundary fencing.



Services

Benefits from Mains Water, Mains Electricity and Mains Drainage connections.





MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump.

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

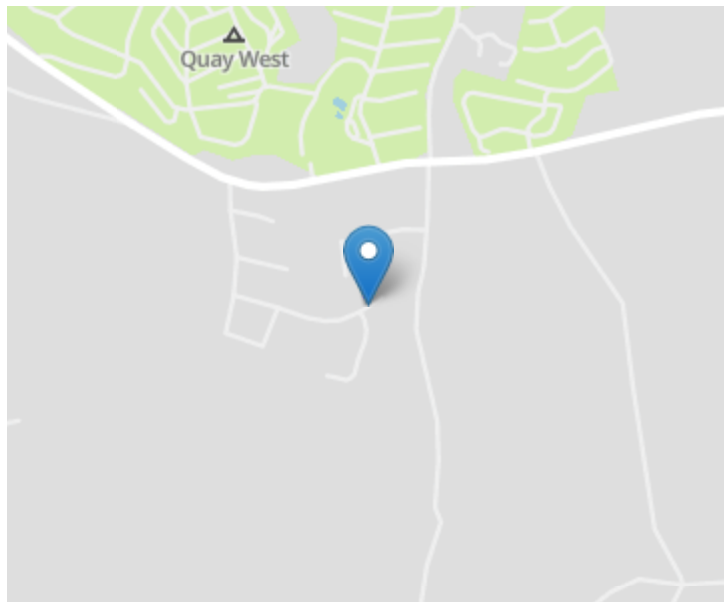
Any risk of coastal erosion? No

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 drive through the village and turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1.5 miles you will pass the entrance to Quay West Holiday Resort on the right hand side. Proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand side. Drive into the estate then take the third road on the left which will lead you to the entrance of Dolphin Court.

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

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