

Convenient 2/3 bed (1 en suite) detached bungalow. Sought after residential estate. Only 1 mile from New Quay - West Wales.



34 Cwmhalen, New Quay, Ceredigion. SA45 9SF.

£255,000

Ref R/4553/ID

****Convenient detached 2-3 bed (1 en suite) bungalow****Situated in the sought after residential estate of Cwm Halen**Only 1 mile from the popular seaside village of New Quay**Recently installed oil fired central heating system**17pv Solar Panels**Double Glazing throughout**Pleasant easily maintained grounds**Private off road parking**Garage**Distance sea views over roof tops**

The property comprises of Ent Hall, Front Lounge, Dining Room, Kitchen, Bathroom, 2 Double Bedrooms (1 En Suite) and 1 Single Bedroom.

Cwm Halen is a quiet residential estate, conveniently positioned, less than a mile level walking distance of the centre of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. with its comprehensive range of local cafes, bars, restaurants, shop etc. With sandy beaches and access to the All Wales coastal path. Some 7 Miles from the Georgian Harbour town of Aberaeron and an easy reach of the larger Marketing & Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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THE ACCOMMODATION

Entrance Vestibule

4' 8" x 3' 2" (1.42m x 0.97m) via half glazed upvc door with side panel.

Entrance Hall

12' 6" x 6' 8" (3.81m x 2.03m) (max) via glazed hardwood door with access into -



Front Lounge

18' 0" x 11' 10" (5.49m x 3.61m) with large double glazed window to front, ornate fireplace with electric fire, wall lights, central heating radiator.



Dining Room



8' 10" x 11' 10" (2.69m x 3.61m) with double glazed window to rear, distant sea views, central heating radiator, laminate flooring. Archway into -

Kitchen

9' 6" x 8' 3" (2.90m x 2.51m) with a range of fitted base and wall cupboard units with formica working surfaces above, inset 1½ stainless steel drainer sink, space for electric oven and 4 ring electric hob above, extractor fan, tiled splash back, plumbing for automatic washing machine and outlet for tumble dryer, double glazed window to front, half glazed exterior door to rear.



Bathroom

6' 7" x 5' 7" (2.01m x 1.70m) having a three piece white suite comprising of panelled bath with electric shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, tiled flooring, frosted window to rear.



Front Bedroom 1

10' 9" x 9' 11" (3.28m x 3.02m) a spacious double room with double glazed window to front, central heating radiator.



Single Bedroom 2



9' 10" x 5' 2" (3.00m x 1.57m) with central heating radiator, double glazed window to side.

Principal Bedroom 3

17' 9" x 13' 8" (5.41m x 4.17m) with patio door to rear garden, central heating radiator, range of fitted wardrobe units and door into -



En Suite / Wet Room



6' 8" x 6' 1" (2.03m x 1.85m) again with low level flush w.c. pedestal wash hand basin, fully tiled walls, wet room with mains power shower above, frosted window to side.

EXTERNALLY

To the Front

The property is approached via an adopted estate road, lawn front forecourt with mature shrubs and trees, tarmac driveway to the side providing ample off road parking.





Single Garage



With up and over door.

To the Rear

Pleasant low maintenance rear garden with patio area laid to slabs, lawned area with raised beds and distant views of the sea.



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

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from mains water,
electricity and drainage. Fibre Optic broadband. 17PV solar
panels. Recently installed oil boiler (2024).

Council Tax Band - D (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply. Solar PV Panels.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: C (77)

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

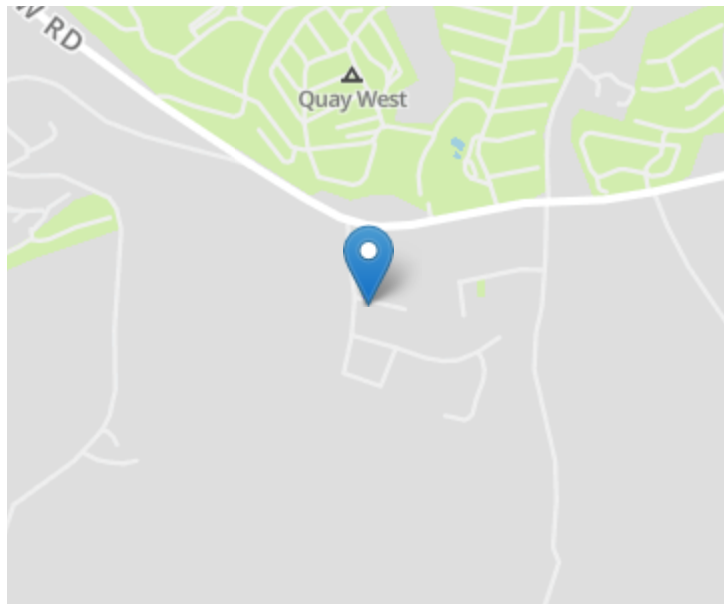
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Existing Planning Permission


Title: Codi estyniad Erection of an extension, Submitted Date: 20/05/2004 00:00:00, Ref No: A040667, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn 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, a little further on the right hand side is the main entrance to Quay West holiday park. After a further 300 yards you will see the entrance to Cwm Halen on the left hand side. Drive into the estate and follow the road all the way to the top bearing left and the property will be the second bungalow on the left hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(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 :

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