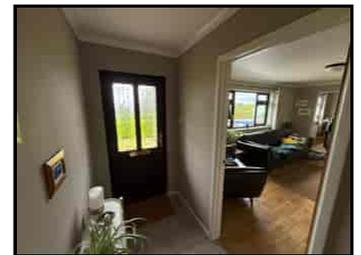


Delightful 3 bedroom bungalow with separate 1 bedroom annexe. Outskirts of New Quay with distant sea views. West Wales.



Manwydd, Maenygroes, New Quay, Ceredigion. SA45 9RH.

£349,950

Ref R/4740/ID

**** Delightfully refurbished 3 bedroomed bungalow plus self contained 1 bedroomed annexe/holiday let/granny annexe ** Set within its own grounds ** Ample private parking ** Fronts a quiet district road ** Views to the sea in the distance ** Less than a mile from the popular coastal resort and seaside fishing village of New Quay ** Ideal multi generational / home with an income ** Must be viewed internally to be full appreciated ****

The accommodation is immaculately presented and offers double glazing and oil fired central heating. Provides Entrance Hall, Front Sitting Room, Inter connecting Dining Room and fully fitted Kitchen, rear Porch, 3 Bedrooms, newly refitted Bathroom/Shower Room. Adjacent annexe provides En-suite Bedroom, Sitting Room and Kitchenette.

Conveniently located close to the village community of Maenygroes, less than a mile from New Quay. 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger marketing and amenity centres of Aberystwyth, Cardigan 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

GENERAL

Since acquiring the property, the current vendors have invested significantly in the modernisation of the property which includes new double bunded oil tank, outside taps, security lights, outside electric points, brand new multi fuel modern burner, brand new USB sockets and complete re-decoration.

The property lends itself perfectly for those looking for multi-generational accommodation or a home with an income.

THE ACCOMMODATION

Entrance Hall

12' 4" in length with hardwood effect uPVC double glazed door with in set leaded glass panel, tiled floor, built in cloak cupboard with mirror door.



Front Sitting Room

17' 1" x 11' 1" (5.21m x 3.38m) with solid oak flooring, recently installed modern multi fuel stove burner, front aspect windows with sea views, central heating radiator, opening to -



Inter Connecting Kitchen/Dining Room

20' 6" x 9' 0" (6.25m x 2.74m) with front aspect window and distant sea views, solid oak flooring. The Kitchen Area has a tiled floor and a new range of fitted base and wall cupboard units with oak work tops, single drainer sink unit with mixer taps with extendable hose, inset Zanussi LPG gas hob unit with cooker hood, integrated dishwasher, fitted eye level Zanussi electric oven, metro tiled walls, ceiling spot light track. Door to -



Rear Porch

10' 6" x 4' 0" (3.20m x 1.22m) with tiled floor and uPVC hardwood effect double glazed windows, plumbing for a washing machine, rear exterior door.



Bathroom/Shower Room

6' 10" x 5' 5" (2.08m x 1.65m) with tiled floor, a new suite provides corner shower cubicle, pedestal wash hand basin, low level flush toilet, black ladder radiator, tiled walls, extractor fan



Rear Double Bedroom 1

12' 1" x 8' 11" (3.68m x 2.72m) with central heating radiator, one wall having a fully fitted range of wardrobes with sliding mirror doors



Front Double Bedroom 2

11' 0" x 9' 11" (3.35m x 3.02m) with central heating radiator, built in wardrobe.



Rear Bedroom 3 / Dressing Room

11' 0" x 7' 11" (3.35m x 2.41m) with central heating radiator, built in wardrobes.

Inter connecting door to Annexe.



ANNEXE

Independent Front Entrance Hall

With tiled floor and central heating radiator, double socket.



Sitting Room

13' 3" x 8' 11" (4.04m x 2.72m) built in cupboards, central heating radiator.

Kitchenette

10' 3" x 5' 5" (3.12m x 1.65m) with tiled floor, Formica working surfaces, stainless steel single drainer sink unit with mixer taps, central heating radiator, plumbing for a washing machine.



Double Bedroom 4

10' 8" x 9' 11" (3.25m x 3.02m) central heating radiator.



En-suite Shower Room

With tiled floor, tiled shower cubicle, low level flush toilet, pedestal wash hand basin, half paneled walls, black ladder radiator.



EXTERNALLY

To the Front

Brick walled forecourt with galvanised double gates to entrance. Tarmac drive with parking for 2 or 3 vehicles.





The Grounds

The grounds are easily maintained having a lawned area to front. Gates access to each side leads to a rear enclosed yard and graveled patio and sitting out area, useful garden shed. 2 x double outside sockets, 1 x single outside socket and outside taps.





Annexe Grounds

To the front and side of the annexe there is also an enclosed fenced in lawned garden area, two raised beds, garden shed. Outside oil fired central heating boiler.



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 ARRANGEMENTS

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

Mains electricity, water and drainage. Oil fired central heating.
LPG gas for cooking. Hardwood effect uPVC double glazing
all round.

Council Tax Band E (Ceredigion County Council).

TENURE - Freehold.

Floor Plan



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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 New Quay proceed south on the A486 Llandysul/Synod Inn road. As you reach the village of Maenygroes at the crossroads turn left and proceed down this road for 1/2 a mile or so and after you pass a small crossroads the property will be seen on the right hand side as identified by the Agents "For Sale" board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(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 :

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[®]