

*Exceptional fully refurbished 2 bedroom coastal bungalow within sought after address. New Quay.
Cardigan Bay. West Wales.*



33 Cwm Halen, New Quay, Ceredigion. SA45 9SF.

£285,000

R/4873/RD

**** Distant Sea views**** Exceptional fully refurbished 2 bedroom bungalow **** No expense spared on fixtures and fittings **** New bathroom **** New flooring **** New heating system **** New kitchen **** New windows **** New composite door to front **** New Hammonds fitted wardrobes **** Large corner plot **** South/west facing private rear garden **** Detached garage **** One of the finest properties to come available within this development **** Available with furniture (subject to negotiation) **** A cosy and impressive property that must be viewed to be fully appreciated ******

The property is situated within the Cwm Halen development on the fringes of the harbour village of New Quay within walking distance to nearby facilities including local shops, cafes, bars, restaurants, sandy beaches, places of worship, primary school, doctors surgery and enjoying good public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with a wider level of amenities and services including community health centre, secondary school, leisure centre and traditional high street offerings. The property lies equidistant 30 minutes drive from the university town of Aberystwyth to the north and the popular estuary and market town of Cardigan to the south.



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GENERAL

One of the finest properties to come on the market in Cwm Halen in recent times.

The property has been fully refurbished to an exquisite level with no expense spared on fixtures and fittings.

Works include - new bathroom, new flooring, new kitchen, new heating system, new windows, new front door, new electrical rewiring, new Hammonds fitted wardrobes.

The property sits in a spacious corner plot with detached garage and enjoys a private south/west facing aspect to the garden. All in all, a great property to have on the market.

The accommodation provides more particularly as follows:

Front Porch

Accessed via uPVC door with side glass panel into:

Entrance Hallway

12' 6" x 4' 6" (3.81m x 1.37m) accessed via new composite door with side glass panel, airing cupboard, BT point.



Lounge

18' 3" x 11' 10" (5.56m x 3.61m) fully refurbished being replastered, new windows, new electric fireplace with Italian marble surround, large family living room with a good level of natural light, multiple sockets, TV point, radiator.





Kitchen

9' 0" x 16' 3" (2.74m x 4.95m) fully refurbished to provide a high quality light grey base and wall units with wood effect flooring, integrated dishwasher, American style fridge/freezer, induction hobs with extractor over, electric oven and grill, sink and drainer with mixer tap overlooking garden, space for 6+ persons dining table, sliding patio door leading into:





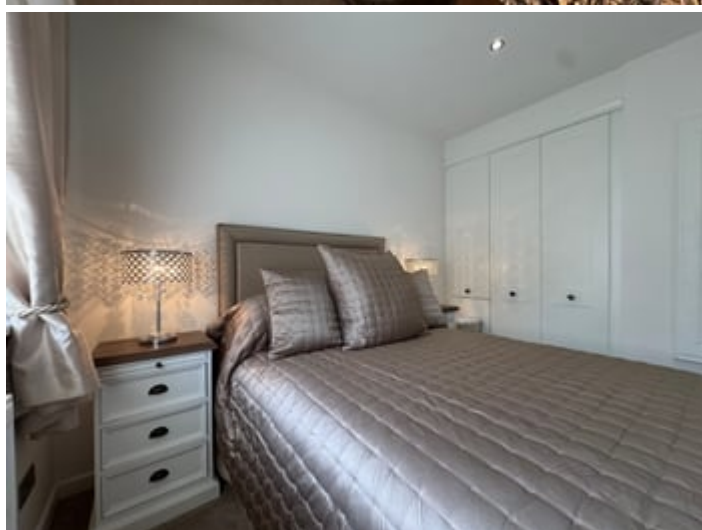
Conservatory/Lean-To

5' 0" x 12' 4" (1.52m x 3.76m) with vinyl flooring and windows to all sides overlooking garden, side door to garden, electric socket.



Front Bedroom 1

10' 0" x 10' 0" (3.05m x 3.05m) luxurious double bedroom space with Hammonds fitted wardrobes, window to front, multiple sockets, radiator, spotlights to ceiling.



Rear Bedroom 2

9' 11" x 8' 10" (3.02m x 2.69m) another luxurious double bedroom space with window to rear garden with distant sea views, radiator, multiple sockets, Hammonds fitted wardrobes.



Bathroom

5' 6" x 6' 7" (1.68m x 2.01m) an exceptional fully refurbished bathroom with corner enclosed shower, WC, single wash hand basin on vanity unit, fitted cupboard, tiled flooring, fully tiled walls, heated towel rail.



EXTERNAL

To Front

The property is approached via the estate road to a front garden area with mature planting to border and main garden area laid to lawn. Side driveway leading to:





Garage

18' 5" x 10' 1" (5.61m x 3.07m) of brick construction with concrete floor, steel up and over door.



To Rear

Enclosed rear garden space with 6' boundary fencing, level and large patio with seating areas, mature planting to borders, ample space for glass house etc. Enjoying distant sea views and a south/west facing aspect.





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

Mains water, electricity and drainage. New oil central heating system.

Council tax band D.

Tenure - Freehold.



MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: Driveway.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (39)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

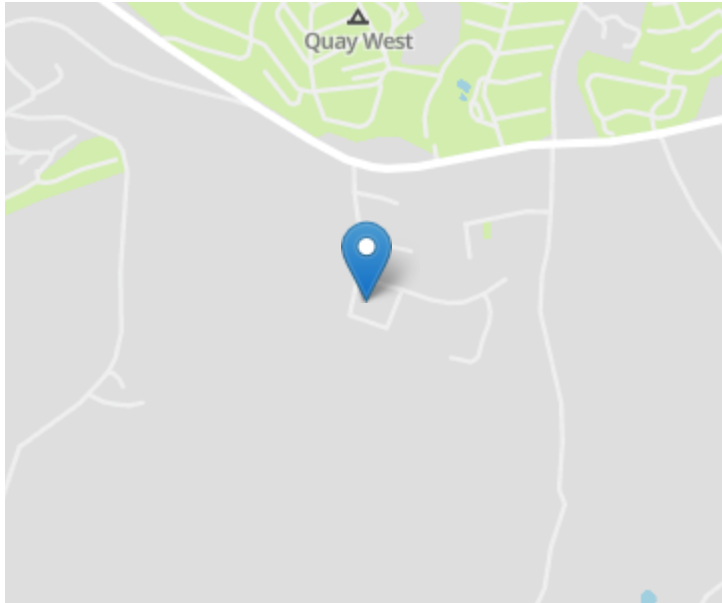
Any risk of coastal erosion? No

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 south from Aberaeron on the A487 proceed through the villages of Ffos y Ffin, Llwyncllyn and into Llanarth. On exiting the village take the last right hand exit by the Llanina Arms Hotel signposted New Quay. Continue along this road through the village of Gilfachreda and into Cnwc y Lili. Drive past the Cambrian Hotel on your left hand side and continue for approximately 200 yards and the entrance to Cwm Halen is on your left hand side. Turn into the estate and proceed to the third turning on your left (signposted Dolphin Court) and continue down this road taking the first right hand turning before entering Dolphin Court and the bungalow is located immediately on your right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		39
(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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