

A spacious 3 bedroom bungalow. Set within 0.3 acres with views over New Quay and Cardigan Bay. New Quay. West Wales.



Tall Trees, Francis Street, New Quay, New Quay, Ceredigion. SA45 9QL.

£364,000

R/4293/RD

**** Spacious 3 bedroom bungalow ** Set in 0.3 acres ** Views over New Quay and Cardigan Bay ** Peaceful and tranquil setting ** Woodland boundary to side ** No overlooking ** Walking distance to village amenities and sandy beaches ** Large off-road parking and garage facilities ** A great offering to the marketplace that must be viewed to be appreciated ****

The property is situated within the fishing village of New Quay along the Cardigan Bay coastline. The village offers a good level of local amenities and services including primary school, doctors surgery, local cafes, shops, bars and restaurants, good public transport connectivity and access to sandy beaches and the All Wales Coastal Path. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north offering a wider range of local amenities. The property lies equidistant 30 minutes drive from the university town of Aberystwyth and the estuary and market town of Cardigan.



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Entrance Hallway

9' 11" x 10' 7" (3.02m x 3.23m) accessed via glass panel door, open staircase to first floor, radiator, window to front, side cloakroom.



WC

WC and single wash hand basin.

Rear Bedroom 1

8' 8" x 11' 3" (2.64m x 3.43m) double bedroom, window to rear patio area, fitted cupboards, radiator, multiple sockets.



Inner Hallway

24' 1" x 3' 7" (7.34m x 1.09m) with under-stairs cupboard, radiator.

Bathroom

7' 4" x 16' 2" (2.24m x 4.93m) with 1600mm walk-in shower with sliding glass panel door, WC, single wash hand basin combined vanity unit, heated towel rail, fully tiled walls, rear window.



Front Bedroom 2

10' 9" x 10' 3" (3.28m x 3.12m) double bedroom, window to front with views towards the coast, radiator, multiple sockets.



Front Bedroom 3

9' 2" x 19' 1" (2.79m x 5.82m) double bedroom, window to front, fitted cupboards, radiator, multiple sockets.



Integral Garage

9' 7" x 22' 8" (2.92m x 6.91m) with steel up and over door to front, concrete base, stainless steel sink and drainer, rear window, side pedestrian door to:



Lean-To Storage Area

with multiple sockets.



FIRST FLOOR

Landing

with access to loft.



Study

9' 6" x 6' 8" (2.90m x 2.03m) with a range of shelving, fitted desk and window to front enjoying sea views.



Lounge

14' 4" x 16' 6" (4.37m x 5.03m) feature brick fireplace and surround with quarry tile hearth, 2 x window to front enjoying sea views, rear Velux rooflights, radiator, multiple sockets, TV point.





Shower Room

with enclosed shower, WC, single wash hand basin on vanity unit, Velux rooflight, fully tiled walls.



Dining Room

11' 9" x 10' 2" (3.58m x 3.10m) with space for 4+ persons dining table, window to front with sea views, radiator.



Airing Cupboard Off

with hot water cylinder and housing Worcester oil boiler, washing machine connection point.

Kitchen

9' 2" x 16' 1" (2.79m x 4.90m) with a range of oak effect base and wall units, Formica worktop, fitted Bosch oven and grill, electric hobs with extractor over, dual aspect windows to rear and side, stainless steel sink and drainer with mixer tap, tiled splashback, space for fridge/freezer, side window and door to elevated patio and garden area.



EXTERNAL

Property Access

The property is approached via private track off the adjoining county road at Francis Street. The track serves some 3 separate properties and with Tall Trees located at the far end. The driveway heads down into a tarmacadam forecourt area with space for 3+ vehicles to park and access to the garage.





To Front

a lowered garden area with steps leading down from the tarmac forecourt with side vegetable and flower beds, leading down to a large area laid to lawn with side 8' timber shed.



To The Side

To the side of the main dwelling is a timber lean-to and 8' x 6' glass house with rear patio areas and steps leading up to an extending patio area from the kitchen and dining room and continuing steps leading through to a raised garden area predominantly laid to lawn with mature planting, shrubs and borders to boundaries, fences off from any public access. The whole property sits within some 0.3 acres or thereabouts.





MONEY LAUNDERING REGULATIONS

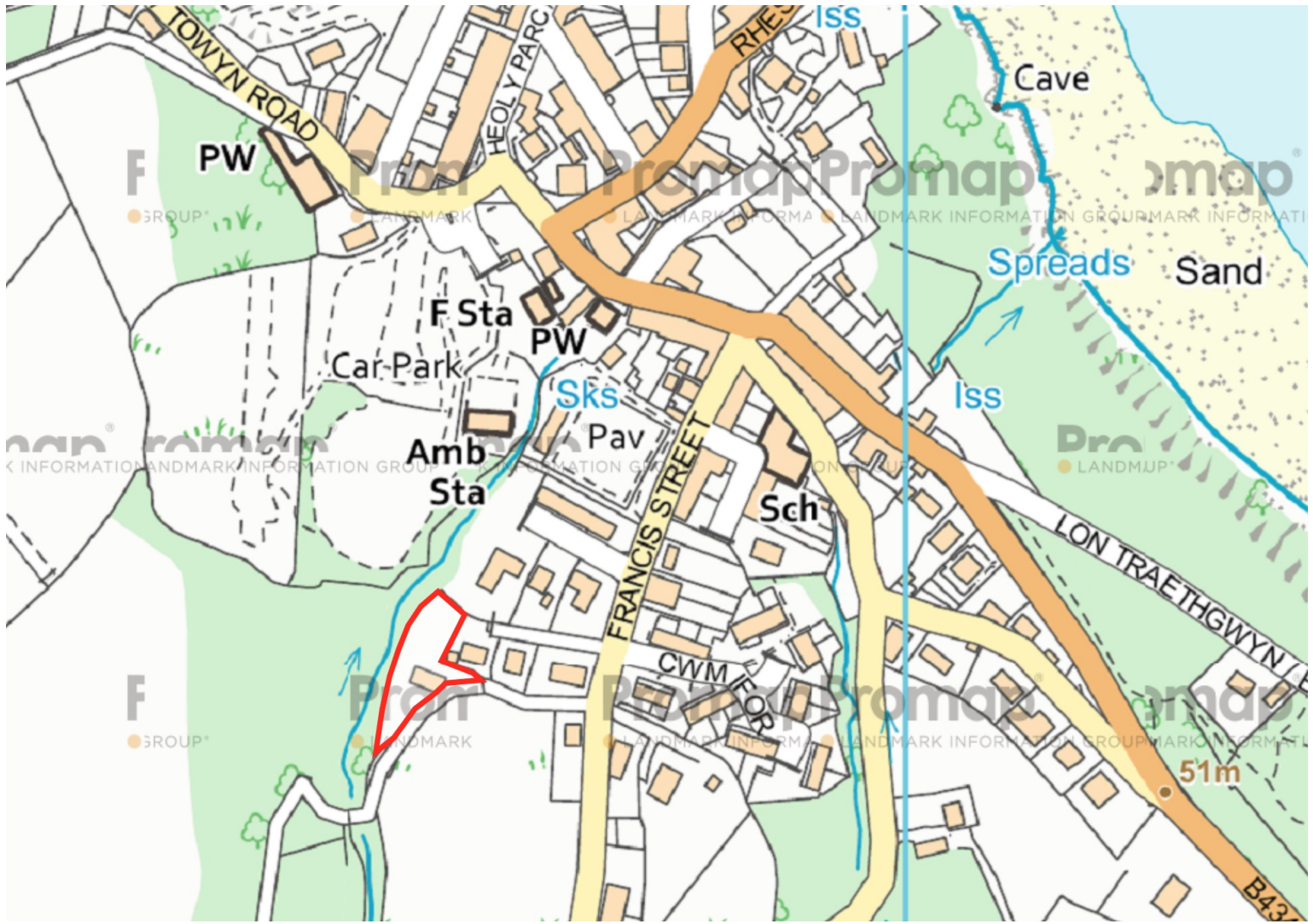
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

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

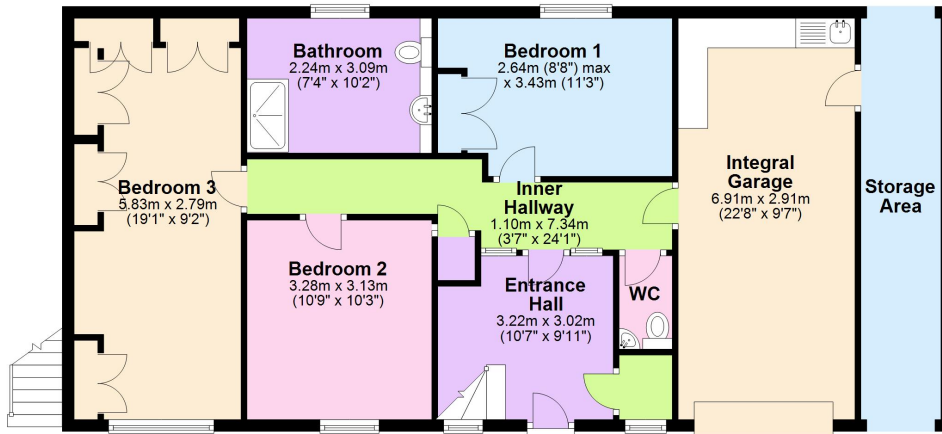
Council Tax Band F

Tenure - Freehold.



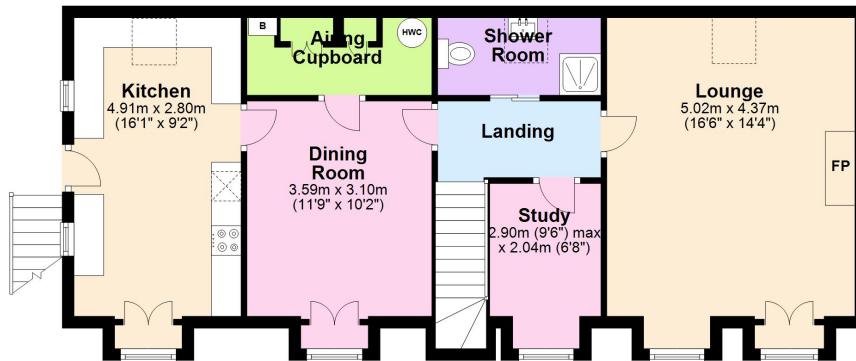
Ground Floor

Approx. 97.7 sq. metres (1052.1 sq. feet)



First Floor

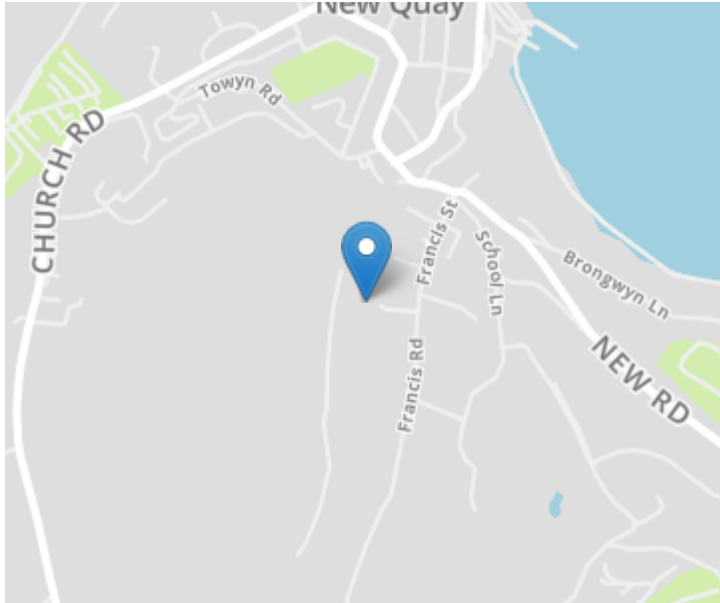
Approx. 70.2 sq. metres (755.8 sq. feet)



Total area: approx. 168.0 sq. metres (1807.9 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.


Tall Trees, Francis Street, New Quay



Directions

From Aberaeron head south on the A487 and travel for approximately 4 miles through the villages of Ffos y Ffin, Llwynceilyn and Llanarth. On exiting Llanarth take the right hand turning at the Llanina Arms Hotel onto the B4342 New Quay road. Continue along this road through Gilfachrheda and Cnwyc y Lili and into New Quay. Having passed Quay West caravan site on your right hand side, keep going into the village of New Quay and onto George Street and as you approach the village centre take the left hand turning onto Francis Street, continue along this road passed the bowls club on your right and passed the entrance to Cwm Ifor on your left and the access to Tall Trees is on the right hand side as identified by the name plate.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(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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