

*Immaculately presented 2 bed coastal bungalow with sea views. 1 mile New Quay - West Wales.*



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

£259,000

Ref R/4630/ID

**\*\*Immaculately presented 2 bed coastal bungalow\*\*** Located in the sought after area of Cwmhalen **\*\*Being only 1 mile from New Quay centre\*\*** High quality fixture and fittings throughout **\*\*Glimpse of the sea\*\*** Ample private parking and detached garage **\*\*Only a 15 minute to the sandy beaches\*\*** LPG Gas central heating **\*\*Solar panels with battery\*\***

The property comprises of front vestibule, entrance hall, lounge, kitchen/dining room, conservatory, 2 double bedrooms and bathroom.

Conveniently positioned within Cwm Halen, a private and well laid out popular residential estate, only a mile or so walking distance from the centre of the popular coastal resort and seaside fishing village of New Quay which offers an array of shops, public houses, eating houses, primary school, chemist, bus route and sandy beaches. 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.



**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

## THE ACCOMMODATION

### Front Vestibule

4' 7" x 3' 0" (1.40m x 0.91m) via half glazed hardwood door with tiled flooring, battery for solar panels, frosted hardwood door into -

### Entrance Hall

12' 6" x 6' 7" (3.81m x 2.01m) with central heating radiator, cupboard. Access hatch to loft.



### Front Lounge

18' 0" x 12' 0" (5.49m x 3.66m) a spacious room with large double glazed window to front with sea view and fitted shutter blinds, Morso multi fuel stove on a raised slate hearth, exposed timber flooring, central heating radiator, TV point.





## Kitchen/Dining Room

9' 6" x 16' 1" (2.90m x 4.90m) with a range of modern gloss white base and wall cupboard units with oak working surfaces above, stainless steel 1½ drainer sink with mixer tap, Bosch electric oven and grill, 4 ring ceramic hob above with stainless steel extractor hood, tiled splash back, under cupboard lights, exposed timber flooring, space for double glazed window to rear, integrated fridge freezer and door into -



## Conservatory

19' 5" x 10' 0" (5.92m x 3.05m) with upvc glazed surround, blue self cleaning glass roof, glazed double doors to side, central heating radiator and tiled floors.



## Front Double Bedroom 1

10' 9" x 10' 0" (3.28m x 3.05m) with large double glazed window to front with feature shutters, central heating radiators, exposed timber flooring.





### Bathroom

5' 5" x 6' 7" (1.65m x 2.01m) having a three piece suite comprising of a panelled bath with mains shower above, pedestal wash hand basin, dual flush w.c. central heating radiator, pvc lined walls, frosted window to rear, spot lights, extractor fan.



### Rear Double Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m) with double glazed window to rear, central heating radiator.



### EXTERNALLY

#### To the Front

The property is approached via the adopted estate road onto a tarmac driveway with ample private parking for 2-3 cars with electric car charging point and access to the garage. Lawned forecourt.





### Garage

19' 0" x 11' 0" (5.79m x 3.35m) With up and over door with electricity connected.



### To the Rear

A pleasant enclosed rear garden laid to patio slabs for ease of maintenance enjoying a sunny south facing aspect. Useful log store/storage shed.



### 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](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website –

[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK

Page - [www.facebook.com/morgananddavies](http://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**

The property benefits from mains water, electricity and

drainage. LPG Gas fired central heating.

Solar panels with battery.

Council Tax Band D (Ceredigion country council).

## MATERIAL INFORMATION

---

**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

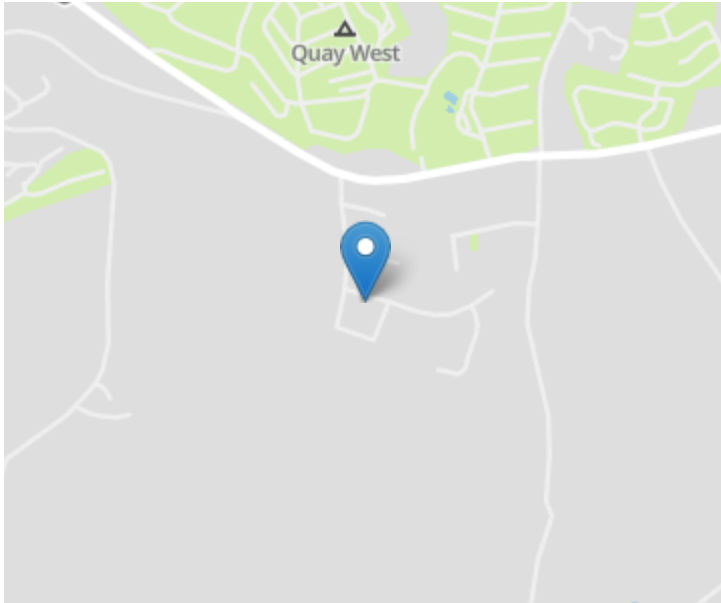
**Any risk of coastal erosion?** No

**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 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 side and then the entrance to Quay West holiday resort on the right hand side. After a further 300 yards you will see the entrance to Cwmhalen on your left hand side, drive into the estate and take the 3rd left hand turning towards Dolphin Court and the property will be seen on the right hand side as identified by the agents for sale board.

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](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>