

*Impressive 2 bedroom (potential 3rd bedroom) bungalow, settled in the popular coastal village near
New Quay, West Wales,*



Llwynteg Maenygroes, New Quay, Ceredigion. SA45 9TH.

£285,000

R/4603/RD

**** Impressive 2 bedroom bungalow ** Potential to convert garage into additional bedroom with en-suite ** Airsource heating & solar panels ** Modern kitchen and bathrooms ** Spacious plot with ample off-road parking ** Distant sea views over Cardigan Bay and Bardsey Island ** Large south facing rear patio ** Short distance to New Quay ** Popular coastal village ** Well maintained and presented ** Rear sunroom, enjoying coastal aspect ** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated in the popular village location of Maenygroes, being on the fringes of the larger village of Cross Inn offering village shop and Post Office, public house, agricultural merchants, cafe and good public transport connectivity. Nearby primary school at Synod Inn which is less than a 10 minute drive from the property. The fishing village of New Quay offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches and a good level of leisure amenities.

The property lies some 20 minutes south of the Georgian harbour town of Aberaeron with a secondary school, community health centre, leisure centre, renowned local cafes, bars and restaurants. The larger market town of Cardigan with its community hospital, theatre and cinema, retail parks and industrial estates



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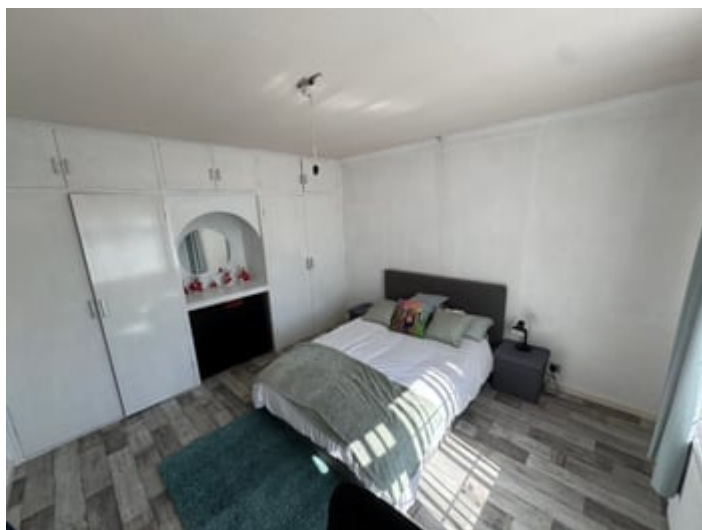
Entrance Hallway

15' 6" x 7' 4" (4.72m x 2.24m) accessed via recessed porch with uPVC glass panelled door and side glass panel, radiator, wood effect vinyl flooring, multiple sockets, airing cupboard.



Front Double Bedroom 1

9' 9" x 11' 8" (2.97m x 3.56m) window to front, multiple sockets, fitted cupboards, radiator, wood effect vinyl flooring.



Front Double Bedroom 2

15' 6" x 10' 9" (4.72m x 3.28m) window to front, multiple sockets, radiator, fitted cupboards, wood effect vinyl flooring.





Lounge

18' 0" x 18' 0" (5.49m x 5.49m) a good size living room with side window and sliding patio doors to sunroom towards Cardigan Bay and Bardsey Island, wood effect vinyl flooring, multiple sockets, radiator, space for electric fire.



Sunroom

14' 0" x 6' 0" (4.27m x 1.83m) located at the rear of the property enjoying a south facing elevation with windows to all sides and glass door to patio area, slate flooring, electric sockets, views towards Cardigan Bay and Bardsey Island.





Bathroom

10' 3" x 8' 7" (3.12m x 2.62m) which has been recently modernised to provide 1600mm shower with side glass panel, WC, single wash-hand basin, vanity unit, heated towel rail, radiator, half tiled walls, airing cupboard, tiled effect vinyl flooring.



Kitchen/Dining Room

15' 2" x 6' 3" (4.62m x 1.91m) with a high quality range of off-white fitted base and wall units, Formica worktop, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for

dishwasher, space for electric cooker, tiled splashback, radiator, tiled effect vinyl flooring, space for freestanding fridge/freezer.



Attached Garage

10' 8" x 17' 9" (3.25m x 5.41m) with double timber doors to rear, concrete base, side window, multiple sockets, ideal conversion potential to provide 3rd bedroom.



WC

5' 8" x 4' 8" (1.73m x 1.42m) WC, single wash-hand basin, radiator - potential en-suite.



Rear Store/Porch

5' 9" x 5' 9" (1.75m x 1.75m) located at the rear of the garage with open external door to front and access to front enclosed patio area.

EXTERNALLY

Timber Shed

7' 1" x 9' 4" (2.16m x 2.84m) of timber frame construction with glass door and window to the front.

vehicles to park, steps leading down to the front of the house and wrapping around the main dwelling to an enclosed rear patio area with galvanised decorative railings and gates, extended brick paving patio area providing additional parking space as well as large extensive south facing amenity area to maximise the views towards Cardigan Bay and Bardsey Island as well as the adjoining country fields.





Floor Plan



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Off Street.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (87)

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 from Synod Inn on the A487 head north on the A486 signposted New Quay. Proceed through the villages of Pentre Bryn and Cross Inn. On leaving Cross Inn you will enter the village of Maenygroes and head towards the village centre, turning left at the village square, continue for a further 200 yards and the property is on the right hand side as identified by the Agents 'For Sale' board

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	87	
(69-80) C		
(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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