

*Attention 1st time buyers. Attention investors. Fully refurbished 2 bedroom bungalow. Sought after location. Near New Quay. West Wales.*



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

£255,000

R/4280/RD

**\*\* Attention 1st time buyers \*\* Ideal property to get on the ladder \*\* Fully refurbished 2 bedroom bungalow \*\* New kitchen \*\* New bathroom \*\* New flooring \* New internal doors \*\* New windows and doors \*\* New flooring throughout \*\* New heating system \*\* Remodelled gardens \*\* Garage and private off road parking \*\* Walking distance to New Quay and sandy beaches \*\* High quality fixtures and fittings throughout \*\* Ideal for those looking to downsize \*\* A great opportunity to the marketplace \*\***

The property is situated within the sought after development of Cwm Halen on the fringes of the fishing village of New Quay. The village offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars, restaurants, sandy beaches and good public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with secondary school, community health centre, leisure centre and a wider range of day to day needs. The property lies equidistant 30 minutes drive from the university town of Aberystwyth and the market and estuary town of Cardigan to the south.



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

The property has been subject to significant refurbishment and modernisation throughout including new kitchen, new bathroom, new flooring, new heating system, new windows and oak internal doors, new flooring and carpets, remodelled garden.

No expense has been spared in producing a comfortable family home ideal for those seeking to get on the housing ladder or indeed those looking to downsize along this coastline.

Must be viewed to be appreciated.

## ACCOMMODATION

### Entrance Hallway

14' 7" x 5' 3" (4.45m x 1.60m) accessed via composite door with side glass panel, new wood effect flooring, multiple sockets, heater, airing cupboard.



### Front Bedroom 1

10' 8" x 9' 9" (3.25m x 2.97m) double bedroom, heater, window to front garden, new carpets, multiple sockets.



### Rear Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m) double bedroom, window to rear garden, multiple sockets, radiator.



### Bathroom

8' 9" x 7' 4" (2.67m x 2.24m) a new modern white suite including enclosed corner tiled shower unit with waterfall head, WC, single wash hand basin on vanity unit, tiled flooring and walls, heated towel rail, rear window, spotlights to ceiling.



### Open Plan Lounge, Dining and Kitchen Area

17' 4" x 21' 5" (5.28m x 6.53m) being 'L' shaped and newly formed open plan space with kitchen dove grey base and wall units with Quartz worktop and drainer, Lamona oven and grill, Lamona induction hobs with extractor over, fitted dishwasher, stainless steel sink with mixer tap, space for freestanding fridge/freezer, windows and patio doors to garden, fitted cupboard with plumbing for washing machine.

Dining and lounge area with ample space for large furniture including 6+persons table, sofas, TV stand and space for electric fire if required, heater, large window to front, multiple sockets, TV point.





## EXTERNAL

### To Front

The property is approached from the estate road to a tarmacadam driveway leading down to:



### Garage

9' 0" x 10' 8" (2.74m x 3.25m) of brick construction with steel up and over door, side window.

Front garden laid to lawn with newly laid footpath leading to the front door.



### Rear

Rear enclosed garden area, newly laid patio space with planting beds to borders and also a area of astro turf for low maintenance.



### MONEY LAUNDERING REGULATIONS

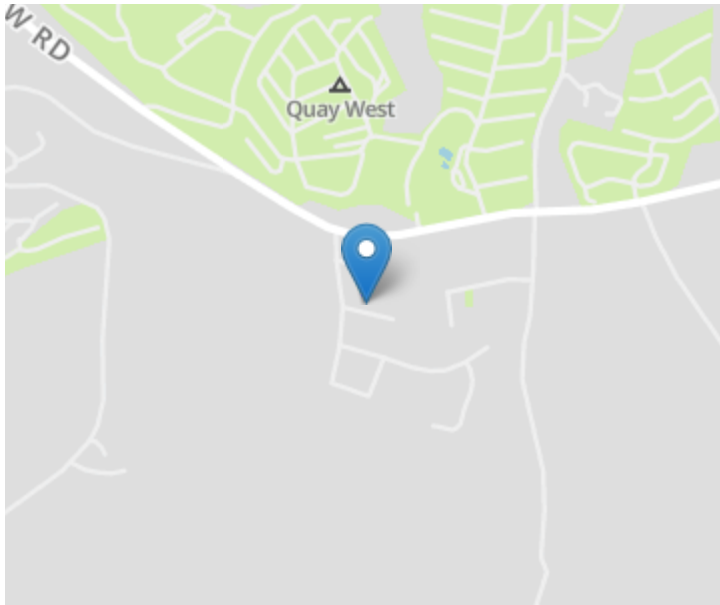
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

### Services

Tenure - Freehold.

The property benefits from mains water, electricity and drainage. Modern electric central heating system.

Council Tax Band D.



### Directions

Travelling south from Aberaeron on the A487 proceed for some 4 miles passing through the villages of Ffos y Ffin, Llwynceilyn and into Llanarth. On exiting the village of Llanarth turn right by the Llanina Arms hotel onto the B4342 New Quay road. After some 2 miles having travelled through the village of Gilfachrheda you will enter Cnwc y Lili. After passing Quay West caravan park on your right hand side, take the next left hand turning into Cwm Halen estate and on entering the estate take the second turning to your left and the property is the second property on the left hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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](mailto:aberaeron@morgananddavies.co.uk)

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



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