

Charming 3 Bedroom character coastal cottage. Located in the quaint hamlet of Gilfachrheda, near New Quay - West Wales.



Ty Melyn Mair, Gilfachrheda, New Quay, Ceredigion. SA45 9SW.

£335,000

Ref R/4858/ID

****A most attractive 3 bed character cottage**** Located in the quaint coastal hamlet of Gilfachrheda Near New Quay ****Only 1 mile to the Cardigan Bay coastline**** A wealth of character features throughout ****Attractive rear garden**** Detached log cabin ****Private parking for 2-3 cars**** LPG Central Heating ****A REAL GEM WORTHY OF AN EARLY VIEWING !****

The accommodation provides dining room, character lounge, music/downstairs bedroom, kitchen/breakfast room, rear lobby, bathroom. First floor - 2 bedrooms.

The property is located within the pretty rural hamlet of Gilfachrheda, only a mile or so from the picturesque secluded beach of Cei Bach and only 2 miles from the popular coastal resort and fishing village of New Quay, renowned for its sandy beaches. The property is some 5 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Dining Room

10' 2" x 15' 2" (3.10m x 4.62m) via half glazed hardwood door into a character room with exposed beams, stairs rising to first floor, double glazed window to front, sash window to side, central heating radiator and kitchen hatch.



Character Lounge

10' 6" x 14' 6" (3.20m x 4.42m) with a wealth of character including vaulted ceilings, exposed A frames, open fireplace housing a multi fuel stove on a slate hearth, exposed stone walls, double glazed window to front and velux windows, spot lights to ceiling.





Music Room/Downstairs Bedroom 3

7' 5" x 14' 7" (2.26m x 4.45m) with double glazed window to front, tongue and groove paneling, central heating radiator, access hatch to loft.



Kitchen/Breakfast Room

6' 6" x 11' 1" (1.98m x 3.38m) with oak fronted base and wall cupboard units with formica working surfaces above, ceramic 1½ drainer sink with mixer tap, Neff fan assisted oven, Neff 4 ring ceramic hob, stainless steel extractor, tiled splash back, double glazed window to rear, plumbing for automatic washing machine.





Rear Lobby

7' 0" x 4' 7" (2.13m x 1.40m) via hardwood with side window, storage cupboards, space for fridge freezer.



Bathroom

7' 3" x 5' 3" (2.21m x 1.60m) a three piece suite comprising of a panelled bath with hot and cold tap with shower head above, low level flush w.c. pedestal wash hand basin, heated towel rail, spot lights to ceiling, extractor fan, frosted window to rear.



FIRST FLOOR

Short Landing

With recently fitted good quality Oak doors to both bedrooms.



Front Principal Bedroom 1

16' 9" x 11' 4" (5.11m x 3.45m) max being L shaped with double glazed window to front, sash window to side, central heating radiator, potential to add an en suite and access hatch to loft.





Rear Bedroom 2

6' 6" x 11' 1" (1.98m x 3.38m) with double glazed window to rear overlooking garden, pedestal wash hand basin, central heating radiator, cupboard housing the Worcester Bosch LPG boiler.



EXTERNALLY

To the Front



Approached via a council C Class road onto a hard standing driveway with parking for 2-3 cars. Front forecourt with mature shrubs and trees making a nice seating area and pathway at the side.

To the Rear

Rear delightful cottage style garden mostly laid to lawn and being on two levels separated by a stone wall.

The upper level area being fully enclosed with useful timber gardens sheds.



Patio Area

To the rear of the rear garden is a sheltered patio 14' x 7'8" with window to rear overlooking the adjacent woodland.

There is also 2 timber garden sheds above the flat roof of the property and we are aware that this is structurally sound.



SEPARATE LOG CABIN

This was erected over 10 years ago and has a separate access with outside area with patio area laid to slabs, again a sheltered patio area and storage area.



The Accommodation comprising of -



Open Plan Lounge/Kitchen

7' 8" x 12' 5" (2.34m x 3.78m) with electric cooker, stainless steel drainer sink, window and door to front.



Bedroom

7' 2" x 7' 3" (2.18m x 2.21m) with double glazed window to side.



Bathroom

4' 0" x 5' 6" (1.22m x 1.68m) of pvc lined walls, pedestal bath

with Triton electric shower above, and pedestal wash hand basin and low level flush w.c.



MONEY LAUNDERING

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 ARRANGEMENTS

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

We are advised that the property benefits from mains water, electricity and drainage. LPG Gas central heating.

Tenure - The property is of Freehold Tenure.

Council Tax Band - E (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (41)

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 on the A487 coast road. Continue to Llanarth, turning right sign posted New Quay alongside The Llanina Arms Hotel. Continue down hill into Gilfachrheda, passing the row of houses on your right hand side, taking the next right hand turning, thereafter continue over the bridge and Ty Melyn Mair is the third property on the left hand side.

Energy Efficiency Rating

| | Current | Potential |
|---|---------|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 65 |
| (39-54) E | 41 | |
| (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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