

*A well appointed 3 bed detached bungalow with sea views over Cardigan Bay. Maenygroses Near New Quay - West Wales.*



**Glenydd, Maenygroses, New Quay, Ceredigion. SA45 9TN.**

**£280,000**

**R/5118/ID**

\*\*Well appointed 3 bed detached bungalow\*\*Sea views overlooking Cardigan Bay\*\*Nicely tucked away location off the main road\*\*Pleasant garden and grounds\*\*Ample private parking\*\*Range of useful outbuildings\*\*Double glazing\*\*Recently installed oil fired combination boiler and bunded oil tank\*\*Recently been completely rewired\*\*A lovely coastal property deserving of an early viewing\*\*

The property comprises of Ent Porch, Ent Hall, Front Lounge, Kitchen, 3 Bedrooms (2 double/1 single), Bathroom, Cloak Room and Utility/Laundry Room.

The property is situated within the coastal village of Maenygroses, conveniently set back off the A486 road leading into New Quay. The fishing village of New Quay (approx. 1 mile away) offers a good level of local amenities and services including primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches and good public transport connectivity. The nearby village of Cross Inn, 1 mile away, which offers a local village shop and Post Office, public house, agricultural merchants and good strategic connections. The Georgian harbour town of Aberaeron is within 15 minutes drive of the property with its local secondary school. The larger towns of Aberystwyth, Cardigan and Lampeter are equidistant 30 minutes drive from the property



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## GENERAL

The property is believed to have been constructed in 1986 of traditional cavity wall construction under a tiled roof benefitting from double glazing and a recently installed oil fired combination boiler and bunded oil tank. The property has also been completely re-wired.

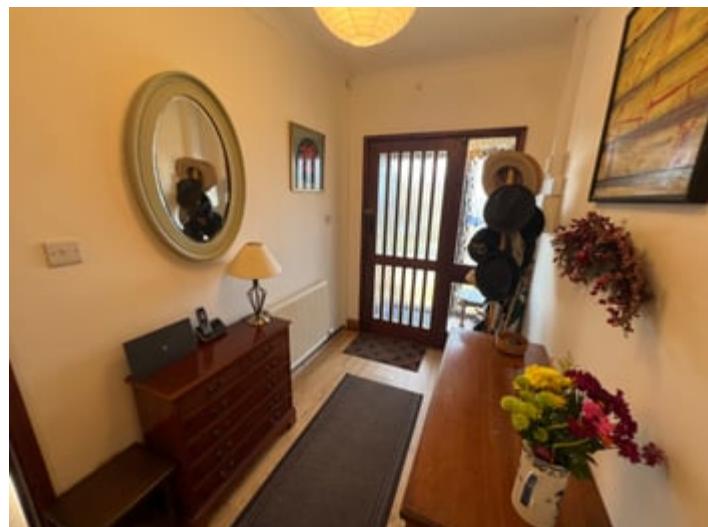
## THE ACCOMMODATION

### Entrance Porch

4' 7" x 3' 0" (1.40m x 0.91m) via half glazed composite door with side panel and stained glass inset, tiled flooring, glazed hardwood door into -

### Entrance Hall/Passageway

14' 8" x 13' 5" (4.47m x 4.09m) with central heating radiator, laminate flooring. Door into airing cupboard. Access hatch to loft with recently installed loft ladder. Glazed door into -



### Front Lounge

22' 0" x 14' 0" (6.71m x 4.27m) a spacious room with large double glazed picture window to front with sea views over Cardigan Bay, double glazed window to side, stone fireplace on a tiled hearth, TV point, 2 central heating radiators, multiple sockets, glazed door leading into -





## Kitchen

9' 2" x 11' 6" (2.79m x 3.51m) with range of oak effect base and wall cupboard units with Formica working surfaces above, inset stainless steel single drainer sink with mixer tap, Hotpoint electric oven and grill, 4 ring LPG gas hob above with extractor hood, space for fridge freezer, dual aspect window to side and rear, central heating radiator, space for tall fridge freezer.

## Rear Bedroom 1 (currently used as a Hobby Room)

9' 9" x 7' 8" (2.97m x 2.34m) with double glazed window to rear, central heating radiator, newly carpeted.



### Rear Utility Room/Boot Room

14' 6" x 5' 8" (4.42m x 1.73m) with dwarf wall construction with glazed windows surround, Polycarbonate roof, tiled floor, plumbing for automatic washing machine, hardwood exterior door.



### Bathroom

7' 3" x 5' 9" (2.21m x 1.75m) a three piece suite comprising of a panelled bath with mains shower above, pedestal wash hand basin, low level flush WC, frosted window to rear, half tiled walls, central heating radiator.



### Front Principal Bedroom 2

9' 9" x 15' 4" (2.97m x 4.67m) a spacious double room with double glazed window to front and window to side, central heating radiator, recently carpeted.



### Rear Double bedroom 3 (currently used as a Hobby Room)

12' 8" x 9' 8" (3.86m x 2.95m) with double glazed window to rear, frosted window to side, recently carpeted, central heating radiator.



Lawn area and concrete patio area.



Pathway to both sides of the property.



### Cloak Room

3' 0" x 5' 9" (0.91m x 1.75m) with frosted window to side, low level flush WC, pedestal wash hand basin.



### **EXTERNALLY**

#### **To the Front**

The property is approached off a private driveway. The property benefits from a right of way over onto a gravelled driveway with turning and parking space for 4+ cars.



### To the Rear

A pleasant rear garden area with lower patio area.  
Greenhouse. Mature hedgerows, flower and shrubs.





### **Useful Outbuilding**

6' 9" x 11' 0" (2.06m x 3.35m) of breeze block construction with electricity connected.



### **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**

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](https://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**

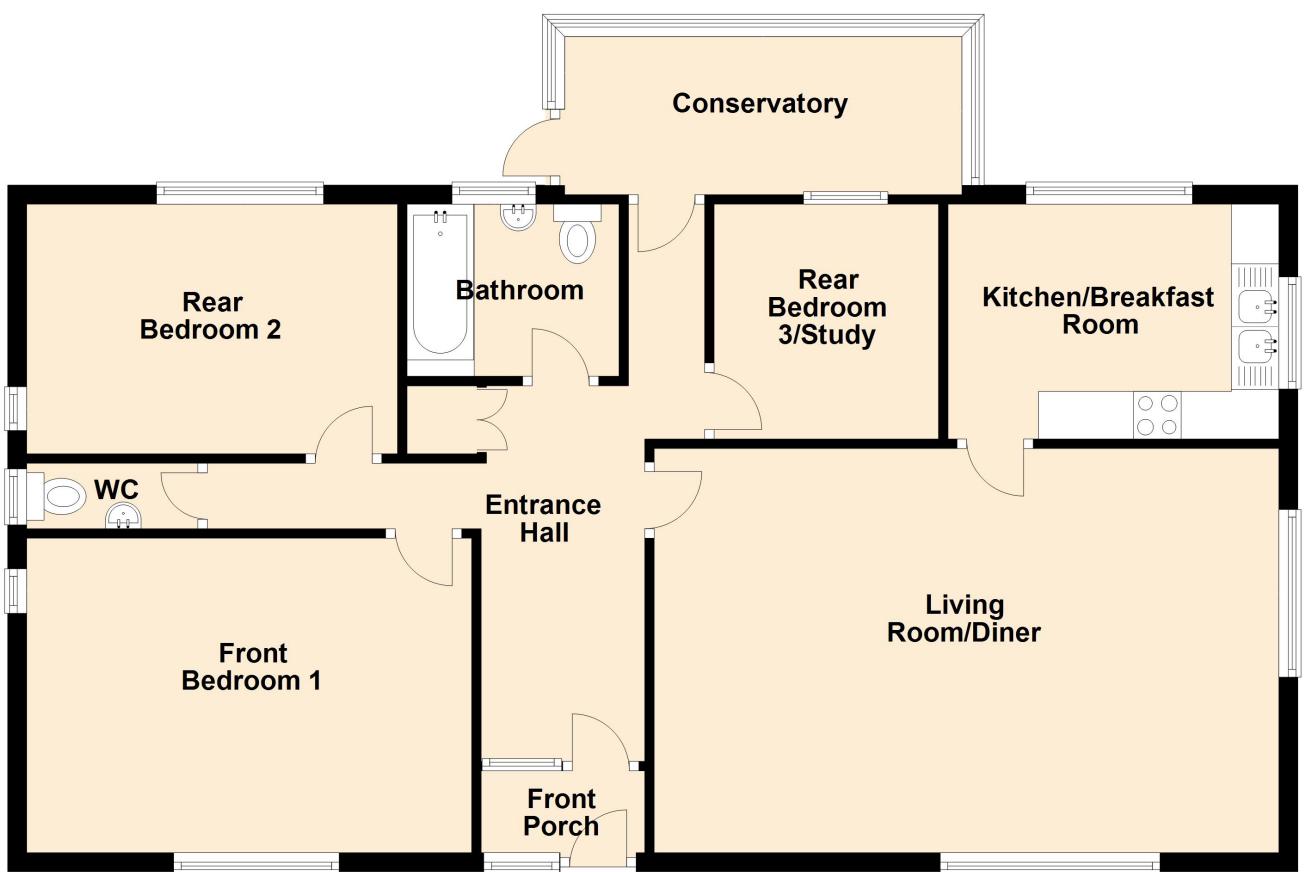
We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating system. Fibre optic broadband.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

## Floor Plan

Approx. 96.1 sq. metres (1034.1 sq. feet)



Total area: approx. 96.1 sq. metres (1034.1 sq. feet)

For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (59)

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

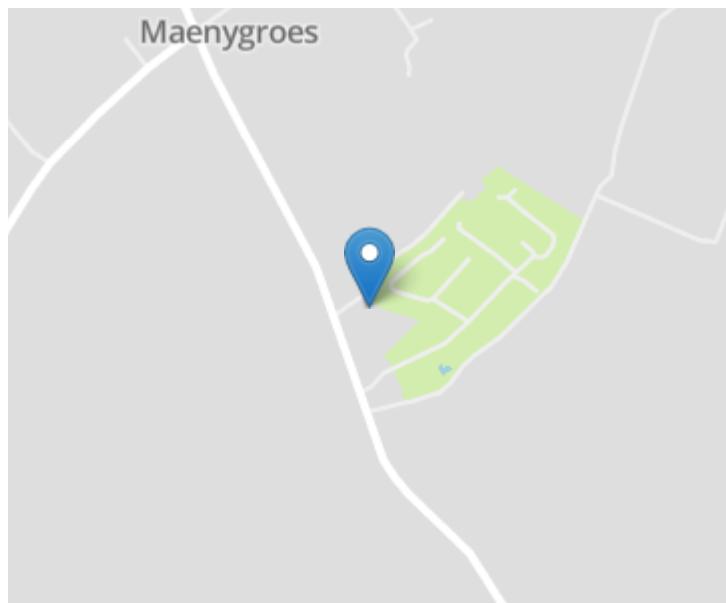
The existence of any public or private right of way? No

### Mobile Signal

4G data and voice

### Construction Type

Cavity wall



## 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

From Aberaeron proceed south west on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay road. Follow this road, driving through the village of Cross Inn until you will see Ocean Heights caravan park on the right hand side. Continue along for approximately 100 yards and you will see the agents for sale board arrow pointing towards a track on your right hand side. Take this right turning and the property will be the second property 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 :

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