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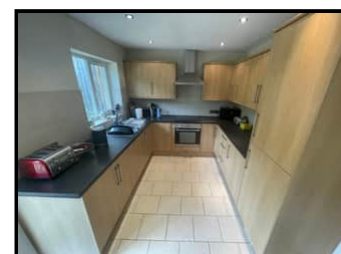


**RICS**



Since 1989

*High Quality Detached 4 Bed (2 bath) Bungalow. New Quay, West Wales.*



**16 Dolphin Court, New Quay, Ceredigion. SA45 9TA.**

**Ref R/2889/ID**

**£329,950**

**\*\* High quality 4 bedroomed bungalow \*\* Sought after development \*\* 10 minute walk to the beach\*\* Live in/rent out \*\* New Quay coastal views \*\* Good standard fixtures and fittings throughout \*\* Attractive rear garden \*\* Under floor heating \*\* Off road parking \*\***

The property comprises of - Entrance hall, 2 double bedroom, bathroom, kitchen/dining room, lounge, stairs to first floor, central landing, 2 double bedroom, shower room and wc, rear garden, patio area.

The property is situated within the sought after development of Dolphin Court, being on the fringes of the popular harbour village of New Quay with its range of cafes, bars, restaurants, doctors surgery, places of worship, excellent public transport connectivity and primary school. The village boasts blue flag beaches and access to the All Wales coastal path.

## Ground Floor

### Entrance Hall

Via half glazed upvc door, tiled flooring, stairs to first floor, under stairs storage cupboard housing Aztec electric hot water central heating control system.



### Front Double Bedroom 1 (or dining room)

11' 0" x 9' 9" (3.35m x 2.97m) with front aspect window, multiple sockets. Currently used as a second lounge.



### Rear Double Bedroom 2

11' 0" x 9' 9" (3.35m x 2.97m) with rear aspect window over looking rear garden.



### Bathroom

6' 6" x 6' 0" (1.98m x 1.83m) with a tiled floor and tiled walls, a white suite provides a panelled bath with shower over and shower screen, pedestal wash hand basin, low level flush toilet.



### Rear Kitchen/Dining Room

9' 1" x 16' 4" (2.77m x 4.98m) with a tiled floor, fitted with a good range of base and wall cupboard units with Formica working surfaces, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, integrated stainless steel oven and ceramic hob unit with stainless steel cooker hood, fridge, freezer, automatic washing machine. Part tiled walls, rear aspect window and patio doors to garden.



## First Floor

### Central Landing

10' 2" x 6' 2" (3.10m x 1.88m) with Velux window to rear, access to under eaves. Built in airing cupboard.

### Shower Room

7' 1" x 5' 0" (2.16m x 1.52m) with a tiled floor, white suite provides a low-level flush toilet, pedestal wash hand basin, shower cubicle, part tiled walls, electric heated towel rail.

### Front Lounge

11' 9" x 15' 4" (3.58m x 4.67m) access from Kitchen/Dining area to good sized family living room with 2 windows to front, multiple sockets, TV point, BT and wi-fi point.





### Double Bedroom 3

12' 2" x 13' 7" (3.71m x 4.14m) with vaulted ceiling, Velux window to rear, wall mounted convactor heater.



### Double Bedroom 4

10' 7" x 13' 7" (3.23m x 4.14m) with vaulted ceiling, Velux window to rear, wall mounted convactor heater.



### Externally

#### To The Rear

A large paved patio area and steps up to a tiered lawned garden area with raised decking area at the far end, being part south facing with a higher level of garden again allowing for distant sea views.





### To the Front

Tarmac driveway with space for 2 vehicle parking with footpath to front and side. Good sized lawned forecourt with mature ornamental tree.

### Services

Mains water, electricity and drainage. Aztec electric hot water central heating system.

### Directions

From Aberaeron along the A487 proceed south through the villages of Ffosyffin, Llwynceilyn and into Llanarth. As you exit Llanarth take the right hand exit alongside the Llanina Arms sign posted New Quay. Continue along this road through the villages of Gilfachreda and onto Cnwc y Lili, pass the Cambrian Hotel on the left hand side, continue for approx. 500 yards and the entrance to Cwm Halen and Dolphin Court is on the left hand side. Proceed into Cwm Halen, take the 3rd left exit into Dolphin Court, continue into the estate and No. 16 is positioned in front of you above the T junction.

