

Delightful Detached 4 Bed Bungalow. Popular Residential Locality. New Quay on the Coast.



30 Dolphin Court, New Quay, Ceredigion. SA45 9TA.

£375,000

Ref R/5090/ID

****Lovely Detached Bungalow**Spacious 4 bed accomodation**Sought after development site**1 mile to the popular seaside village of New Quay** 10 minute walk to the beach**Double Glazing**Under floor heating to ground floor**Easily Managed Grounds** Private Parking **Distant sea views**Immaculately presented throughtout****

The accomodation provides - Ent hall, 2 ground floor double bedrooms, shower roo, kitchen/dining room, front lounge.
First floor - 2 double bedrooms, bathroom.

Located within a private select estate on the fringes of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Some 6 Miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Covered Front Entrance

uPVC double glazed entrance door leads to -

Entrance Hall

Via uPVC half glazed door with side panel, stairs rising to first floor, tiled flooring, doors into -



Ground Floor Bedroom 1

10' 4" x 9' 11" (3.15m x 3.02m) Double glazed window to front.



Ground Floor Bedroom 2

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to rear.



Shower Room/Wet Room

7' x 5' 5" (2.13m x 1.65m) with fully tiled walls and tiled floor, walk in shower with shower screen and rainforest shower, glazed wash hand basin, low level flush toilet, ceiling down lighters



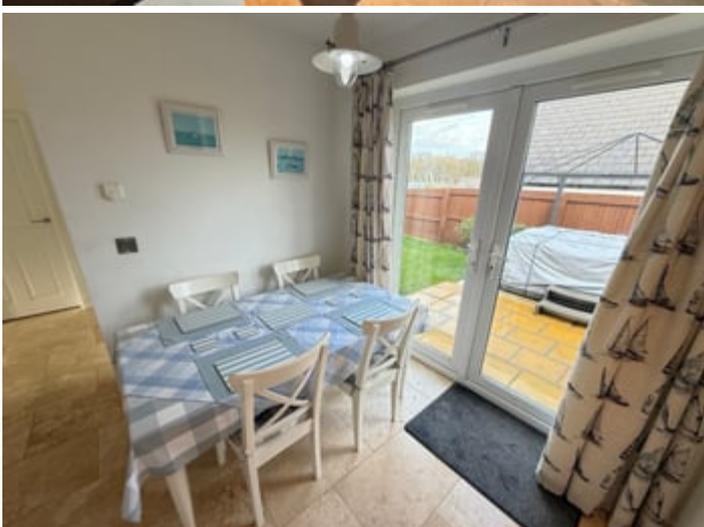
Kitchen/Dining Room

16' 4" x 8' 11" (4.98m x 2.72m) with tiled floor, part tiled walls, a modern white suite providing base cupboards with Formica working surfaces, matching fitted wall cupboards, stainless steel 1 ½ bowl single drainer sink unit h&c, integrated appliances including a 'Lamona' eye level oven, a ceramic hob unit with stainless steel cooker hood over, fridge, freezer and automatic washing machine. 6ft wide French doors to rear garden.



Front Sitting Room

15' 8" x 11' 8" (4.78m x 3.56m) with ornamental remote control electric fire with granite effect surround and TV socket over.



FIRST FLOOR

Landing

5' 0" x 6' 3" (1.52m x 1.91m) with Velux window to front, door into -



Master Bedroom 1

15' 6" x 13' 1" (4.72m x 3.99m) with 2 Velux windows to front with superb sea views, Dimplex heater, cupboard housing the hot water tank.



Double Bedroom 2

11' 3" x 15' 5" (3.43m x 4.70m) with 2 Velux windows to front, again with superb distant sea views, spot lights to ceiling.



Bathroom

5' 7" x 8' 8" (1.70m x 2.64m) having a 3 piece suite comprising of a panelled bath with hot and cold taps and shower head above, grey vanity unit with wash hand basin, dual flush w.c. stainless steel towel rail, extractor fan.



EXTERNALLY

To the Front

Tarmacadamed drive with private parking, lawned walled forecourt.



The Grounds

Gated entrance at side leads to an enclosed easily maintained side and rear lawned garden, all laid down to grassed area with flower and shrub borders, paved patio and cedarwood garden shed. All contained within a good fenced boundary.

Also included in the rear garden is a Marquis 5 seater hot tub situated under a galvanised gazebo.



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

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

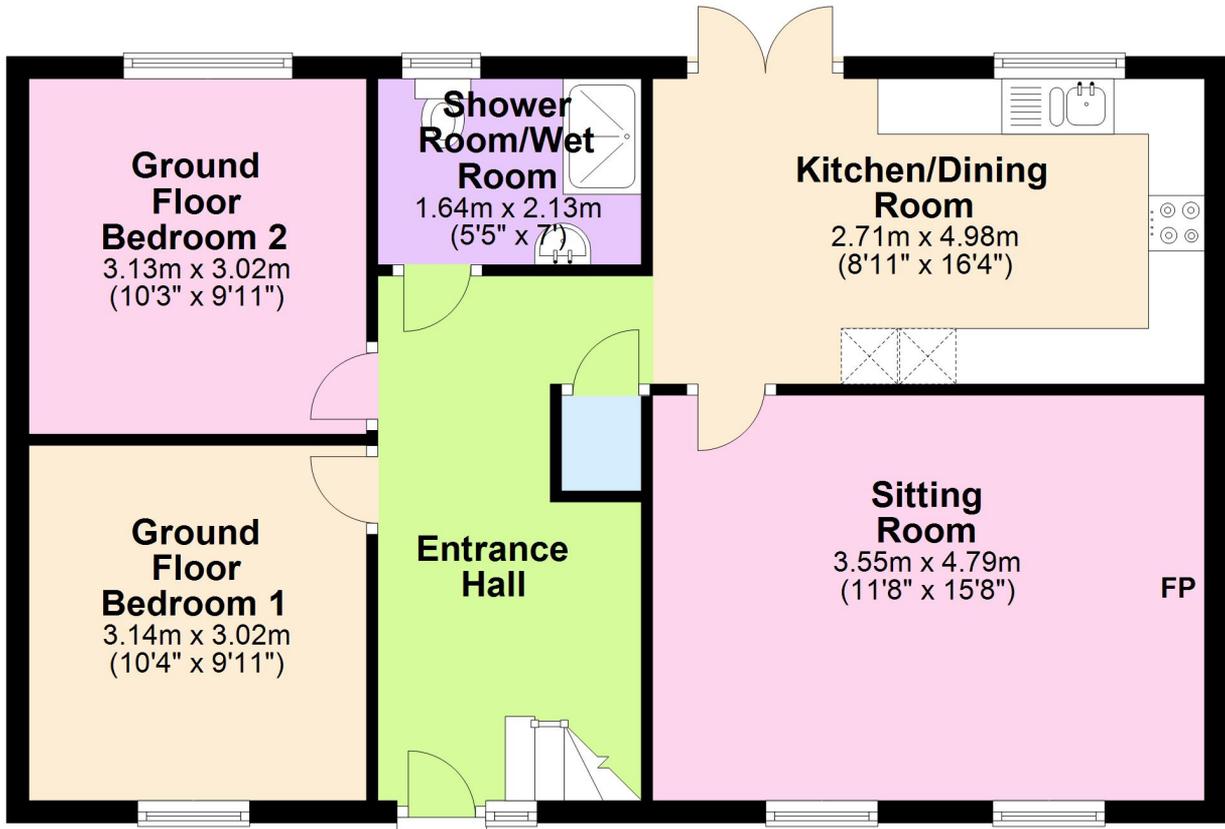
Services

The property benefits from mains water, electricity and drainage. Under floor heating. Recently installed 'Hive' heating system.

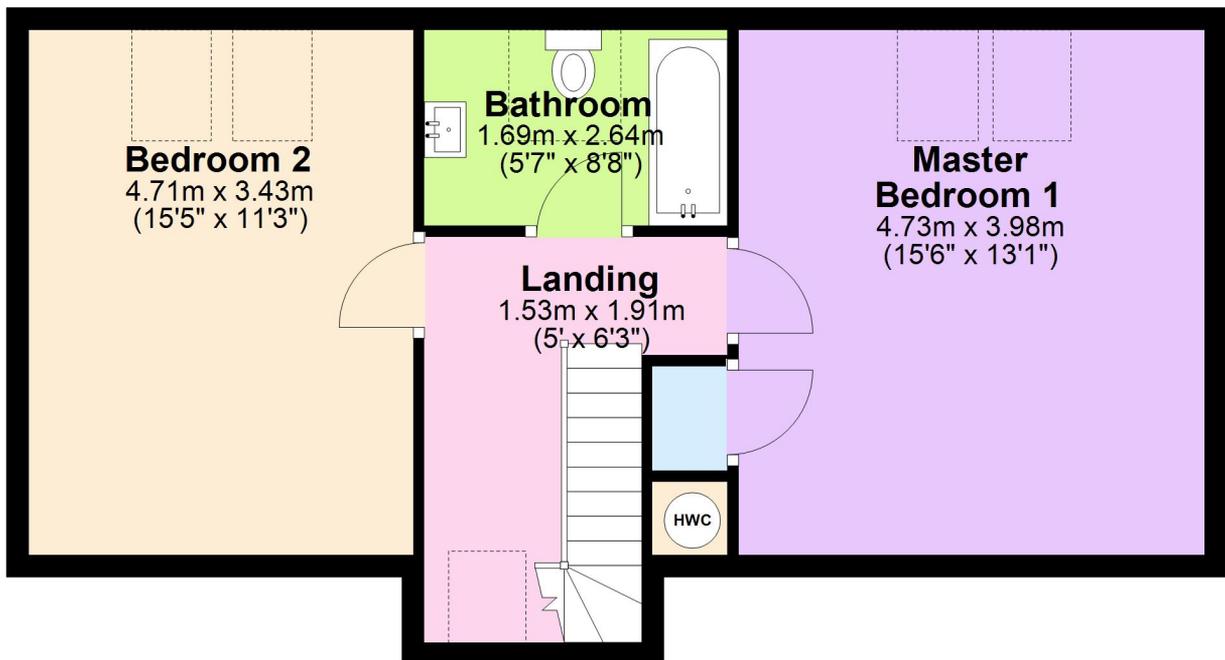
Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

30 Dolphin Court, New Quay

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

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 West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right onto the B4342 New Quay road. Follow this road through the village of Gilfachreda until you see The Cambrian Hotel on the left hand side and the entrance to Quay West Holiday Resort on the right. Proceed for a further 200 yards and you will see the entrance to Cwm Halen Residential Estate on the left. Drive into the Estate and take the third turning on the left hand side which will lead you down to the entrance of Dolphin Court. Drive into Dolphin Court then follow the road around to the right and keep going until you reach a hammer head and you will see the property on the right hand side.

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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