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Local knowledge, National coverage

A most substantial 5/6 bedroom coastal residence with sea views over Cardigan. Edge of the popular seaside resort of New Quay - West Wales.









1 Hengell Uchaf, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SE.

£535,000

Ref R/4962/ID

New Quay - West WalesA substantial 5-6 bedroom detached residence**Sea views over Cardigan Bay**Sizeable gardens and grounds*Double glazing and gas central heating throughout*Level walking distance to all village amenities**Perfect coastal family home**Ample private parking**Previously modernised to a good standard**MUST BE VIEWED TO BE APPRECIATED**

The accommodation comprises of - Reception hall, games room/study, downstairs bedroom, secondary lounge, kitchen/breakfast room, spacious lounge/dining room, conservatory. First floor - 5 large bedrooms (2 en suite), main shower room.

The property is situated within the hamlet of Cnwc Y Lili forming part of the larger fishing village of New Quay. The village of New Quay offers a good level of local amenities and services including primary school, doctors surgery, village shop, post office, local cafes, bars, restaurants, sandy beaches and good public transport connectivity. With access to the All Wales coastal path. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the north offering a wider range of amenities including secondary school, community health centre, leisure centre, tradiational high street offerings. The property lies some 30 minutes equi distance drive from the larger urban amenity centres of Aberystwyth, Cardigan and Lampeter.

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GENERAL

A truly impressive and substantial property ideal as a family home, which has been recently modernised to a good standard, works include new kitchen, bathroom suites, flooring and much more.

The property sits within its own commodious plot with ample off road parking.

THE PROPERTY MUST BE VIEWED INTERNALLY TO BE APPRECIATED.

GROUND FLOOR

Impressive L shaped Entrance Hall

24' 6" x 13' (7.47m x 3.96m) (max) via half glazed upvc door, herringbone effect flooring, feature dado rail, central heating radiator, understairs storage cupboard, dog leg staircase rising to first floor, double sized clothes cupboard.





Cloak Room off

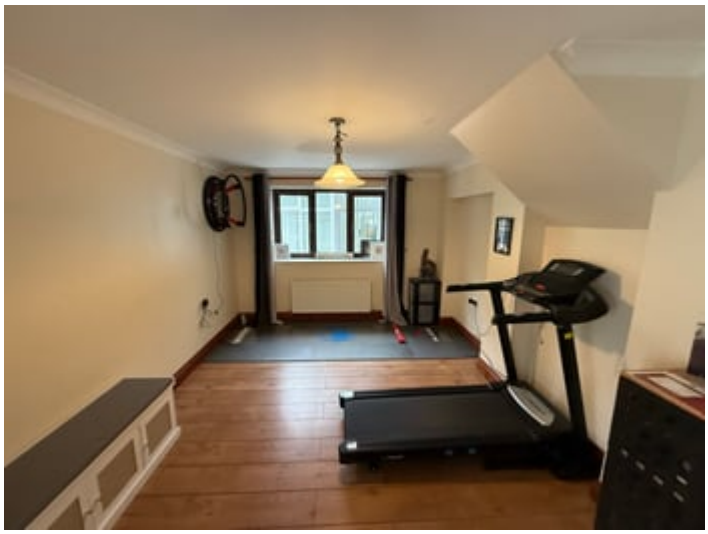
with low level flush w.c and pedestal wash hand basin.



Games Room/Study

13' 5" x 9' 11" (4.09m x 3.02m) with good quality oak effect laminate flooring, central heating radiator, double glazed window to rear.





Downstairs Bedrom/Office

10' x 7' 2" (3.05m x 2.18m) with double glazed window to front with sea views.

Sitting Room/TV Room

12' 8" x 10' 2" (3.86m x 3.10m) a comfortable sitting room with recently carpeted flooring, double glazed bow window to front with sea views, central heating radiator, tv point.



Kitchen/Breakfast Room

19' 2" x 12' 11" (5.84m x 3.94m) (max) with brand new modern kitchen, comprising of sage green base and wall cupboard units, with matching island, complimentary working surfaces above, breakfast bar, LED under counter lights, 5 ring LPG hob with extractor above, inset 1½ drainer sink, Bosch electric oven, herringbone effect flooring, spot lights to ceiling, alcove space for American fridge freezer, deep pan drawers, upvc half glazed door to side, double glazed windows to side and front with sea views.













Lounge/Dining Room

26' 1" x 13' 8" (7.95m x 4.17m) a large spacious room with recently carpeted flooring, wall lights, tv point, double glazed window to rear, space for large dining table, herringbone effect flooring, patio doors into -











L Shaped Conservatory /Sun Room

21' 2" x 14' 2" (6.45m x 4.32m) max - with laminate flooring, central heating radiator, all in upvc double glazing. Rear exterior door.

FIRST FLOOR

Split Level Landing

Approached via staircase from the reception hall, built in airing cupboard and store cupboard.

Master Bedroom 1

16' 1" x 13' (4.90m x 3.96m) with dormer window to front with views over roof tops to the sea. Two walls have a fully fitted range of wardrobes and cupboards. Laminate flooring, central heating radiator. Telephone point.





En Suite Bathroom





9' 11" x 5' 7" (3.02m x 1.70m) Has a low level flush toilet, bidet, pedestal wash hand basin, panelled bath with a Triton shower over and shower screen. Half tiled walls, central heating radiator.

Front Double Bedroom 2

13' 1" x 12' 8" (3.99m x 3.86m) with dormer window to front with views over roof tops to the sea. Laminate flooring, central heating radiator. Three walls with a range of fitted good quality wardrobes and cupboards.





Rear Double Bedroom 3

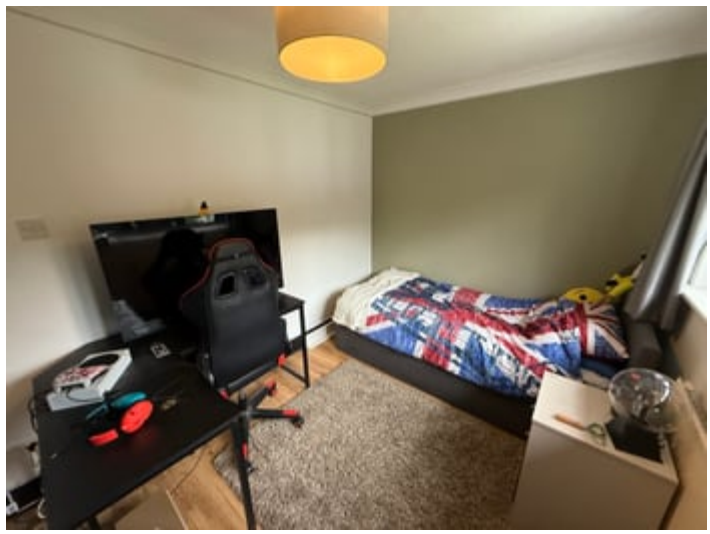
13' x 10' 11" (3.96m x 3.33m) with laminate flooring, central heating radiator and with fitted wardrobes to two walls.





Rear Bedroom 4





12' 8" x 7' 11" (3.86m x 2.41m) with laminate flooring, fitted wardrobe, central heating radiator.

Main Shower Room

9' 1" x 5' 6" (2.77m x 1.68m) Having a modern suite comprising of a walk in shower unit with mains rainfall shower above, vanity unit with inset wash hand basin, dual flush w.c. vertical heated towel rail, pvc lined boards, illuminous mirror, extractor fan, frosted window to side.



Double Bedroom 5







14' 2" x 9' 11" (4.32m x 3.02m) with laminate flooring, dormer window to front with views to the sea. Central heating radiator, built in wardrobes.

En Suite Shower Room



With laminate flooring, half tiled walls. Provides a modern White suite viz: low level flush toilet, pedestal wash hand basin and a shower cubicle.

EXTERNALLY

To The Front

Private tarmacadamed driveway to front with lawns to each side with mature shrubs and bushes.









Gated side driveway

Leads to rear yard area again with private parking.

The Rear Grounds

Are easily maintained providing a lawned area with various flower and shrub borders, split level South facing paved patio.









Detached Garage & Workshop





In two sections measures overall some 30' x 12' with lined walls, up and over door. The workshop area has a side exterior door.

Further Garden Shed. Small vegetable patch.

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.

VIEWING ARRANGMENTS

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

Mains Electricity, Water & Drainage. LPG Gas Central Heating.

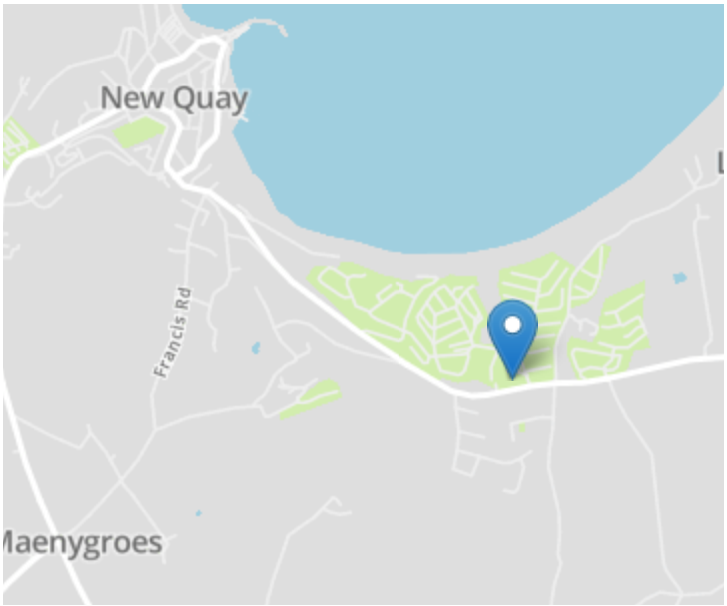
Tenure - We are advised that the property is of Freehold Tenure.

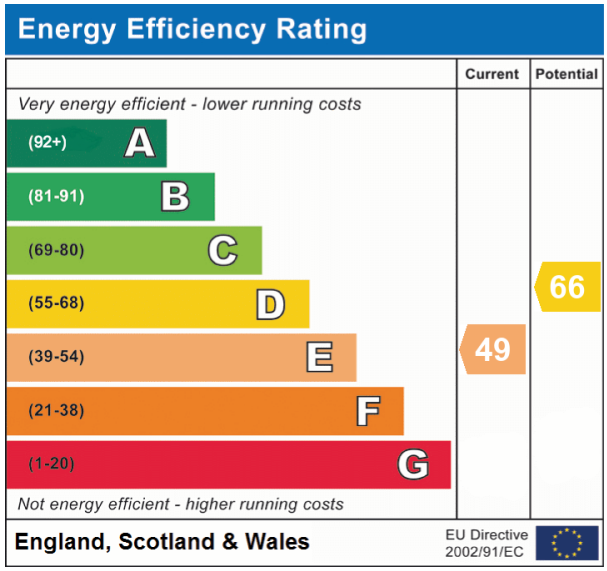
Council Tax (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway. Garage. 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 (49)
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 to the village of Llanarth. At Llanarth turn right (Alongside The Llanina Arms Hotel) onto the B4342 New Quay road. Follow this road for some 1.5 miles through the villages of Gilfachreda until you reach Cnwc Y Lili and as you will see the Cambrian Hotel on the left hand side. Carry straight on past the Cambrian Hotel for some 150 yards and you will see the property set back from the road on the left hand side as identified by the agents for sale board.

Directions

Mains Electricity, Water & Drainage. Oil Fired Central Heating. Telephone subject to BT Transfer Regulations.

For further information or to arrange a viewing on this property please contact :

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