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A Highly Desirable 4 bed (3 bath) Detached Residence. New Quay on Cardigan Bay - West Wales.









Ty Newydd, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SE.

£360,000 Offers in Region of

Ref R/5089/ID

A VERY APPEALING DETACHED COASTAL RESIDENCE Versatile and Spacious**Upside Down Living !**Potential Annexe**Central heating and double glazing**Solar Panels**Sea Views**15 Minute Walk to the Beach **Set in spacious Grounds**Detached Garage**Ample Parking**Raised Sun Balcony**Lovely Gardens**Hot Tub**A property which has to be viewed to be appreciate its light, spacious and 'airy' accommodation**

The property provides vestibule, reception hall, bathroom, 3 ground floor bedrooms (1 en suite). To the first floor - central landing, lounge/dining room, bedroom 4, shower room, rear kitchen with outside balcony/sun terrace.

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

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

GROUND FLOOR

Vestibule

With uPVC double glazed entrance door with leaded stained glass inset and matching side panels. Quarry tiled floor. Double doors lead through to -

Impressive Reception Hallway

18' 2" x 9' 9" (5.54m x 2.97m) with staircase to first floor, open ceiling to first floor galleried landing. Central heating radiator.





Bathroom

9' 8" x 6' 4" (2.95m x 1.93m) with tiled walls, a white suite providing a panelled bath with shower over, pedestal wash hand basin, low level flush toilet, heated towel rail, shaver point.



Ground Floor Bedroom 1

11' 4" x 9' 8" (3.45m x 2.95m) with central heating radiator, fitted wardrobes window to front with views to the sea.



Ground Floor Rear Bedroom 2

10' 9" x 9' 5" (3.28m x 2.87m) with central heating radiator, window overlooking garden, built in cupboard.







En Suite Shower Room

Has a tiled floor, tiled shower cubicle, vanity unit with cupboards under, low level flush toilet, extractor fan.







Ground Floor Family Room and Utility Area

21' 5" x 9' 9" (6.53m x 2.97m) overall. (This section could easily be used as a self contained living unit). Having a 8ft patio door to front with lovely views to the sea. Laminate flooring, central heating radiator. The Kitchen area is fitted with a range of base cupboards with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with automatic washing machine and tumble dryer included



Ground Floor Rear Double Bedroom 3

13' 6" x 10' 3" (4.11m x 3.12m) with one wall having a full range of fitted hardwood wardrobes, central heating radiator.





FIRST FLOOR

Central Galleried Landing

Approached via staircase from the Reception Hall. Double panel radiator, built in airing cupboard.







An impressive L Shaped Lounge/Dining Room

24' 2" x 17' 2" (7.37m x 5.23m) (max) with two wide full height glazed walls. Fireplace housing a Morso multi fuel stove on a slate tiled hearth. 16ft wide picture window with glorious views to the sea. 2 central heating radiators.







Front Double Bedroom 4 / Office

11' 3" x 9' 8" (3.43m x 2.95m) with central heating radiator. Window to front with views to the sea.





Shower Room

6' 5" x 6' 4" (1.96m x 1.93m) with tiled floor, heated towel rail, corner shower cubicle, low level flush toilet, vanity unit with cupboards under, fully tiled walls, shaver point, ceiling down lighters.



Rear Kitchen

12' 7" x 10' 9" (3.84m x 3.28m) overlooking garden, fitted range of modern base and wall cupboard units with granite work tops, stainless steel double bowl single drainer sink unit with mixer taps, appliance space, dishwasher included. Belling double oven and hob with stainless steel cooker hood over, double panel radiator, walk in shelved larder.





Off The Landing

A door leads through to -

Outside First Floor Balcony/Sun Terrace

A sunny South facing location overlooking garden with galvanised balustrade and steps leading down to rear patio and garden.







EXTERNALLY

To the Front

Walled forecourt with double galvanised entrance gates and tarmacadamed drive providing ample turning and parking space. To each side of the drive are grassed areas with an abundance of mature shrubs and ornamental trees. Side drive leads to -





Detached Garage

24' x 11' (7.32m x 3.35m) with up and over door, integral oil storage tank and log store.



To the Rear

Rear Patio Area / Sitting Area with Hot Tub. Boiler Room housing the Warmflow oil fired central heating boiler. Water tap.

Beyond is a pleasant level lawned garden area again with an abundance of shrubs, flower borders and ornamental trees. Water feature. Aluminium Greenhouse. Mature hedging to boundaries to give privacy.











VIEWING

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

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.

Services

Mains Electricity. 16 pv Solar Panels (Producing 4kw electricity). Mains Water (Metered). Mains Drainage. Oil Fired

Central Heating.

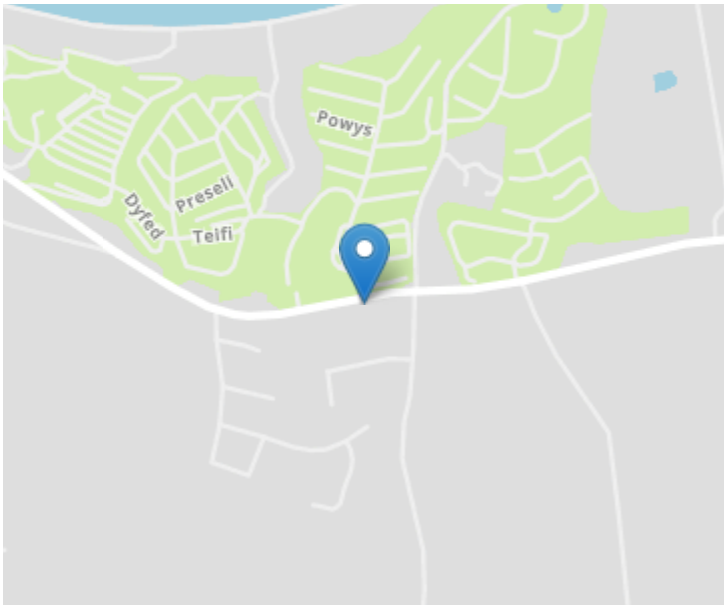
Tenure - Freehold

Council Tax Band - F (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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 alongside the Llanina Arms Hotel turn right onto the B4342 New Quay road. Keep on this road for some 2 miles and as you reach Cnwc Y Lili you will see the Cambrian Hotel on the left hand side, a few doors further on the left you will see the property identified by the Agents for Sale board. (opposite the entrance to Quay West Holiday Resort).

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

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