MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
*Local knowledge, National coverage*

# *Attractive semi-detached 3 bedroom house with attic room. Popular coastal hamlet of Gilfachrheda, New Quay, West Wales*









## 3 Bro Gido, Gilfachrheda, New Quay, Ceredigion. SA45 9SR.

## £215,000

**REF R/5234/ID**

** Pleasant semi detached 3 bedroomed dwelling ** Converted attic ** Potential 4th bedroom (stc) ** Sympathetically modernised and refurbished in recent years ** Attractive garden area to front and rear ** Separate Garden Room/Storage/Outbuilding ** Private parking ** Close to New Quay and Cardigan Bay ** Modern central heating system ** Upvc double glazing throughout ** Energy efficient low running costs **No onward chain**

The property is situated in the coastal hamlet of Gilfachreda, being approx. 1 mile outside the Georgian harbour village of New Quay with its range of cafes, bars, restaurants and sandy beaches. The property is some 20 minutes north of Cardigan and some 30 minutes south of the larger urban town of Aberystwyth. The Georgian harbour town of Aberaeron is some 5 miles to the north offering excellent facilities and services including places of worship, public houses, bars and restaurants, secondary school and excellent public transport connectivity. The All Wales coastal path is some 1 mile from the property.


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

## PLEASE NOTE -

Please note that the property is subject to a local occupancy restriction with the local authority requiring at least 3 years of occupation within the area.

## GROUND FLOOR

### Entrance Hallway



5' 11" x 12' 2" (1.80m x 3.71m) via upvc casement door with stained glass windows and side panel, ceramic tile flooring, radiators, stairs to first floor

### Lounge



12' 11" x 12' 2" (3.94m x 3.71m) large family room with window to front, radiator, multiple sockets, TV point





### Kitchen

16' 2" x 10' 5" (4.93m x 3.17m) with white base and wall units with formica work top, Electrolux oven and gas hobs with extractor over, tiled flooring, space for 6+ dining table, Bosch American style fridge freezer, sink with mixer taps, radiator, side storage area, fitted dish washer, rear window









## Side Storage Room



with tile flooring and window to side, washing machine connection, tile flooring, side door to garden, space for freezer.

## Utility Area



Corner WC with single wash hand basin.

# FIRST FLOOR

## Landing



With airing cupboard and radiator.

### Bathroom



5' 8" x 5' 11" (1.73m x 1.80m) panelled bath with shower over, low flush WC, single wash hand basin, heated towel rail, rear window.

### Rear Double Bedroom 1





13' 0" x 10' 5" (3.96m x 3.17m) with rear window, multiple sockets, radiator.

### Front Double Bedroom 2





12' 2" x 10' 5" (3.71m x 3.17m) with radiator, window to front.

### Single Bedroom 3



8' 5" x 7' 3" (2.57m x 2.21m) with radiator and window.

## SECOND FLOOR

## Attic Room (Potential 4th Bedroom stc)







11' 4" x 17' 11" (3.45m x 5.46m) max. with under eaves storage on each side, velux windows, multiple sockets, radiator.

## Shower Room



With 900 base shower, WC, single wash hand basin, heated towel rail, tiled floor and walls

# EXTERNALLY

## To The Front





Private parking area accessed from adjoining roadway leading into parking area for 3+ vehicles with patio slabs and feature corner area.

## To The Rear

Extended patio area laid to slab with the whole property being very low maintenance. Level lawned area.











## Garden Room / Storage Outbuilding







13' 9" x 19' 2" (4.19m x 5.84m) of of block construction with concrete base, upvc door and window, electric sockets. Ideal Potting Shed or extended play room for the dwelling.

External Boiler Room (Worcester combi boiler) and Former Storage Room of brick construction.

## 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

We are advised the property benefits from mains water, electricity and drainage. Oil central heating. Upvc double glazing throughout.

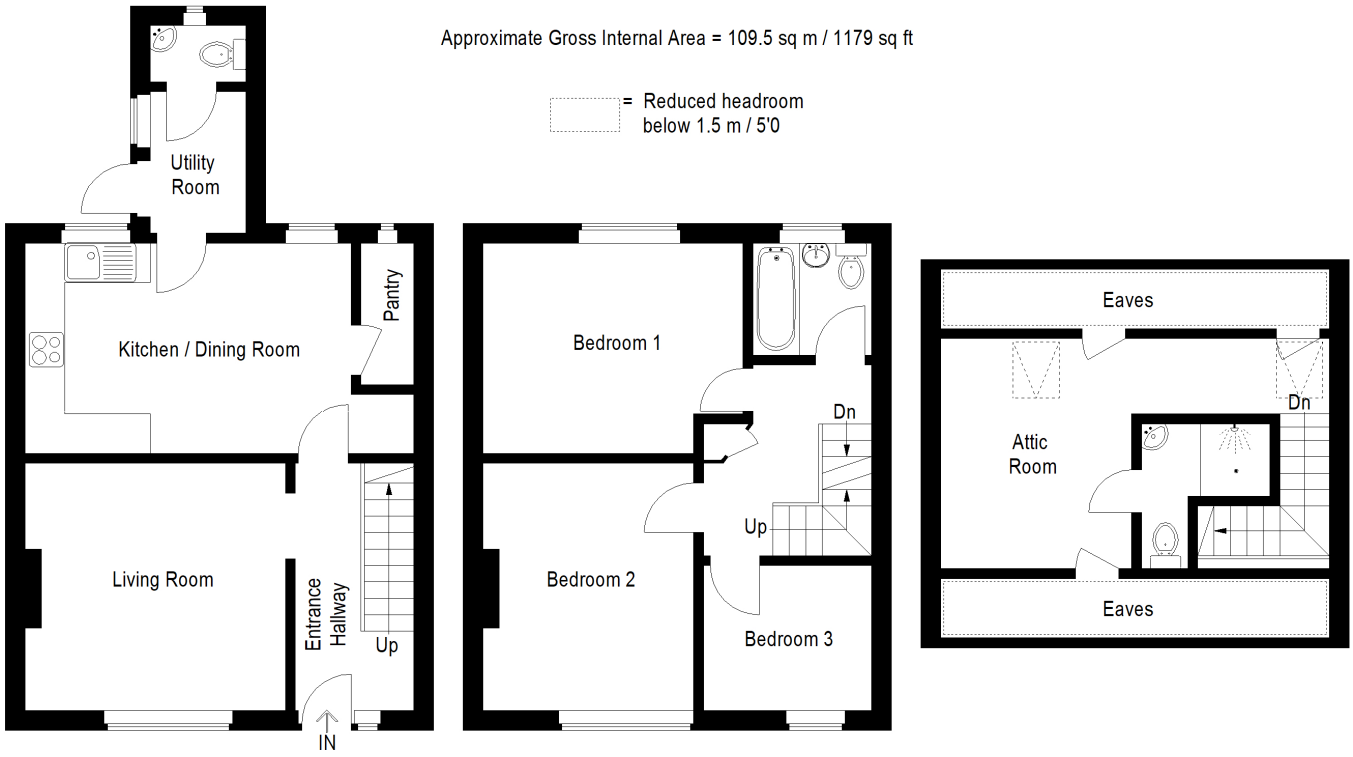
Council Tax Band  C Ceredigion County Council.

Tenure Freehold.

# 3 Bro Gido, Gilfachreda, New Quay, Ceredigion, SA45 9SR

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft

= Reduced headroom below 1.5 m / 5'0




**Ground Floor** **First Floor** **Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2018 (ID 418442)

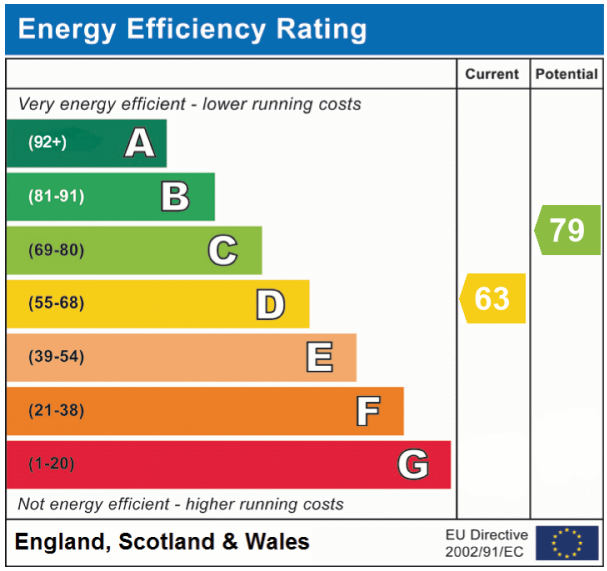
# MATERIAL INFORMATION

**Council Tax:** Band C
N/A
**Parking Types:** Driveway. On Street. 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 (63)
**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

MORGAN & DAVIES
EST. 1989




## 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 sign posted New Quay. Keep on this road passing Woodlands Holiday Village on the right hand side and then New Quay Business Park on the left, after further 1/4 of a mile you will see a street of semi detached houses on the right hand side. No. 3 is at the far end of this row. Identified by the Agents For Sale board.

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

Regulated by RICS®