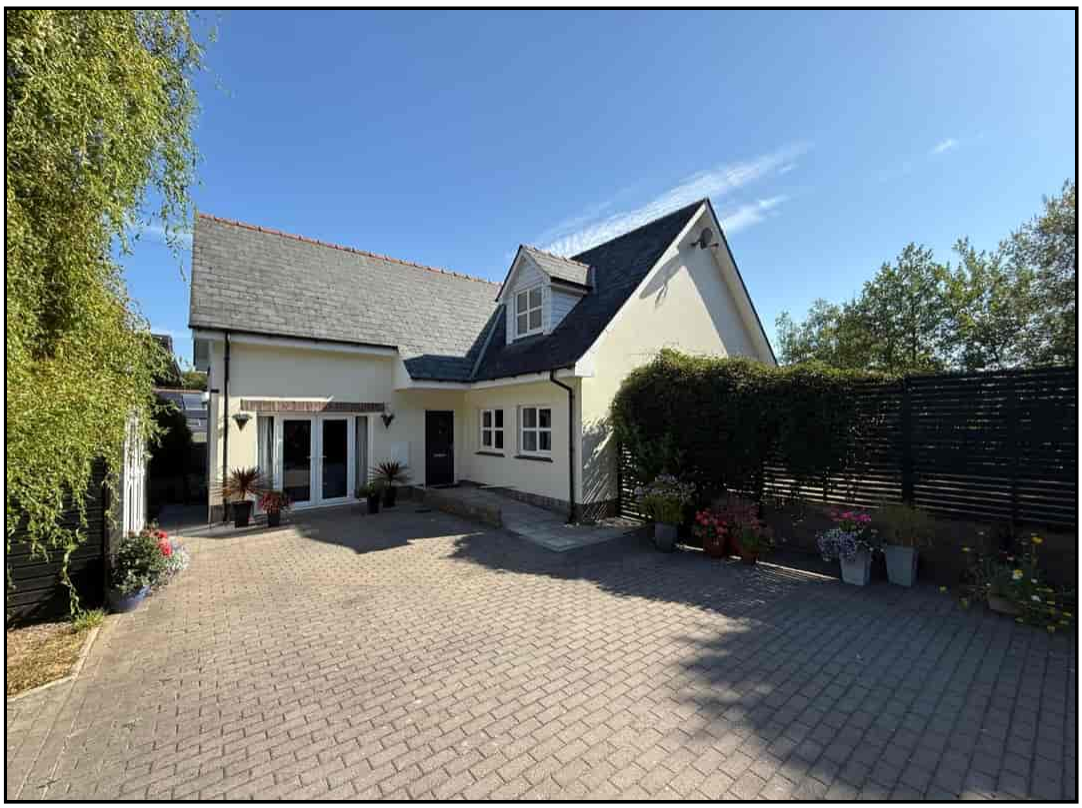
MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
Local knowledge, National coverage

A most appealing individual detached 5 Bed (En Suite) Residence in a Coastal village Location. Nr New Quay.









Oak Lodge, Gilfachrheda, New Quay, Ceredigion. SA45 9SR.

£415,000

REF R/5418/ID

Highly desirable individually designed detached residence5beds**Light and airy contemporary style accommodation**Deceptively spacious**Well suited as a family home**Also well suited as a home office**Gated front courtyard**Covered rear decked patio**2 further decked tiers leading down to small river on boundary**Gym Room/Home Office **Only 5 minutes drive to New Quay**MUST BE VIEWED**

The accommodation, of attractive proportions benefits double glazing and central heating offers - Rec Hall, Cloak Room and WC Utility Room, newly re-fitted Kitchen/Breakfast Room, Dining Room, Lounge, Study/5th Bedroom, Downstairs further sitting room or bedroom. To the First floor - 3 Bedrooms plus Master Suite with En-Suite Shower Room, Family Bathroom. Could suit multi-generational living with the ground floor adaptable for self contained living unit.

Located less than 2 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay and a 15 minutes walk to the secluded beaches at Traethgwyn and Cei Bach. 5 Miles from the Georgian Harbour town of Aberaeron and an easy reach of the Marketing & Amenity Centres of Aberystwyth, Cardigan and Lampeter.

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Carmarthenshire, SA31 3AD
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GROUND FLOOR

Reception Hall

16' 9" x 8' 5" (5.11m x 2.57m) via recently installed grey composite door, 'Karndean' herringbone flooring, part vaulted open ceiling and fitted cupboards.





Utility Room

9' 9" x 4' 11" (2.97m x 1.50m) having a stainless steel single drainer sink unit, appliance space with plumbing for automatic washing machine, fitted base cupboards, central heating radiator and window to rear.

Downstairs Cloakroom

9' 8" x 3' 3" (2.95m x 0.99m) white suite with wash hand basin, low level flush WC, space and provision for a shower (if desired). Half tiled walls, central heating radiator frosted window to side.





Kitchen/Breakfast Room

12' 11" x 11' 3" (3.94m x 3.43m) recently refurbished and fitted with a range of attractive modern base and wall cupboard units with Quartz working surfaces above including a central island unit with inset ceramic sink and mixer tap, wine cooler, pan drawers, integrated appliances including a Bosch microwave and electric oven, Bosch induction hob unit with cooker hood, dishwasher, ceiling down lighters, feature wall in facing brick slips. Tiled splashback. Tiled flooring to kitchen area, 2 windows to front, frosted external door to side. 'Karndean' herringbone flooring. Central heating radiator.





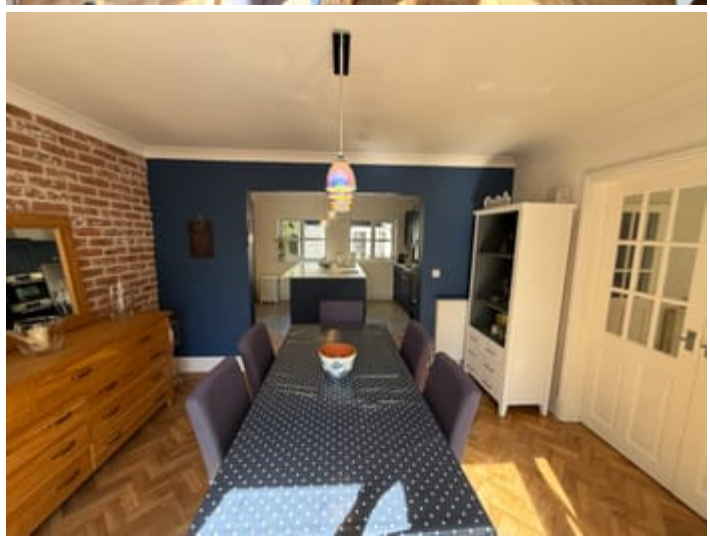




Interconnecting Dining Room

12' 10" x 11' 2" (3.91m x 3.40m) with 6'3" archway with 'Karndean' herringbone flooring, patio doors to outside covered decking/patio. Central heating radiator. Feature brick slips, glazed double doors into -









Attractive Lounge

18' 2" x 11' 2" (5.54m x 3.40m) with 'Karndean' herringbone flooring. French doors with glazed side panels, wall lights to outside covered decking/patio area. Central heating radiator and feature fire place and surround.







Downstairs Sitting Room

17' 0" x 11' 4" (5.18m x 3.45m) with french doors to front forecourt, side and rear aspect windows, central heating radiator (would be well suited as a downstairs bedroom for an elderly/disabled person and being close to a downstairs cloak room). Central heating radiator. Worcester Bosch oil boiler in a corner cupboard. TV point.









Study/Bedroom 5

9' 9" x 7' 7" (2.97m x 2.31m) with 'Karndean' flooring, central heating radiator.







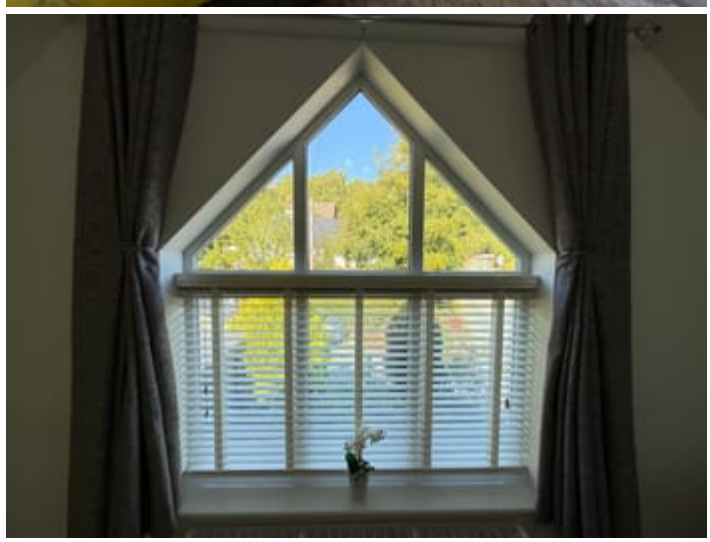
FIRST FLOOR

Central Galleried Landing

Approached via dog leg staircase from the reception hall. Leading through to -

Master Bedroom Suite 1

17' 4" x 16' 7" (5.28m x 5.05m) with attractive vaulted ceiling and tall Apex window to gable end. Split level floor.



En Suite Shower Room

8' x 6' 2" (2.44m x 1.88m) provides low level flush toilet, wash hand basin, shower cubicle with rainfall shower head, Velux window.



Bedroom 2

16' 8" x 8' 10" (5.08m x 2.69m) with rear aspect dormer window. Central heating radiator.



Rear Bedroom 3

14' 8" x 8' 11" (4.50m x 2.72m) with rear aspect dormer window, built in cupboards, central heating radiator.





Front Bedroom 4

13' 11" x 9' 5" (4.24m x 2.87m) into front aspect dormer window, central heating radiator.





Bathroom

8' 1" x 8' (2.46m x 2.44m) with a tiled floor, part tiled walls. A White suite providing a corner bath, wash hand basin and toilet, shower cubicle with a rainfall shower head, heated towel rail.





EXTERNALLY

To Front

Attractive Walled forecourt with feature brick pillars and double iron gates leading through to block paved drive and front court yard with ample turning and parking space for several vehicles. Raised beds to boundary.







Substantial timber built outside Gym/Potential Home Office etc

16' 0" x 11' 0" (4.88m x 3.35m) approx, insulated building currently used as a work are/gym. uPVC double glazed French doors to front and connection for hot-tub.





To the Side

There is a slightly raised level lawned garden area.





To the Rear

At the rear a full width glass covered decked patio with steps down to a second tier of full width decking area with a third tier barbecue decking area with covered sitting space and decking. Paved path to side. Steps then descend down to a pretty rambling river on its boundary.















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

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek

advice from their solicitor or financial adviser.

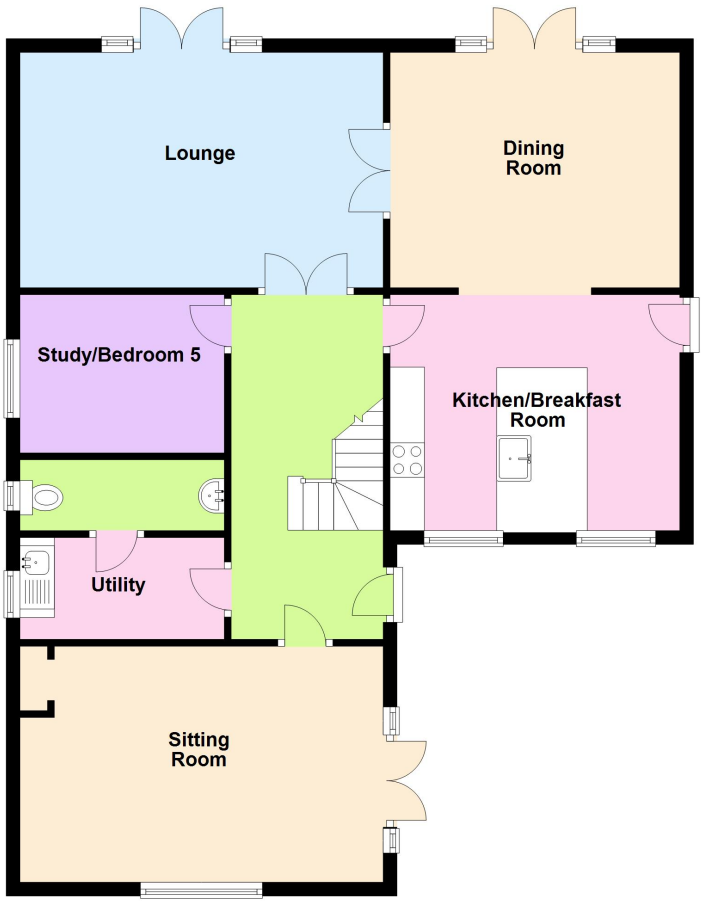
Services

Mains Electricity, Water & Drainage. LPG Gas Central Heating. UPVC Double Glazing. Telephone point. Broadband Connection. Sky Dish and Points in all rooms. External Security Lighting all round as well as external electric points and garden and decking lights.

Council Tax Band : E (Ceredigion County Council)

Tenure : Freehold

Ground Floor



First Floor



For illustration purposes only, floor-plan not to scale and mesurements are approximate
Plan produced using PlanUp.

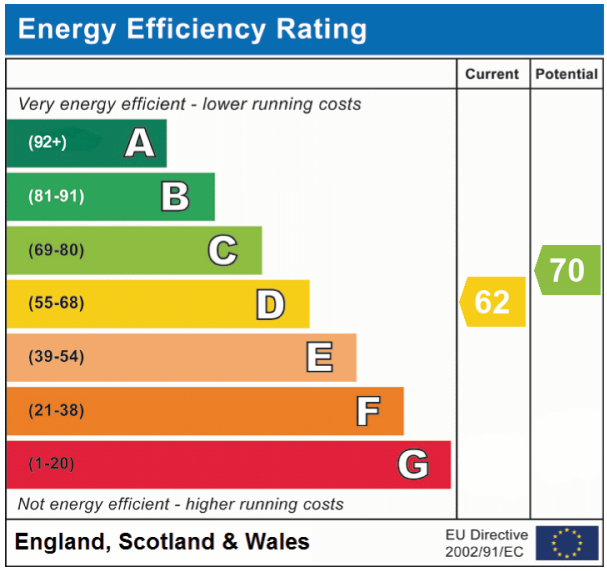
MATERIAL INFORMATION

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

EPC Rating: D (62)
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

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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 (Yellow building) onto the B4342 New Quay road. Follow this road for a mile or so passing a Builders Merchants on the left hand side and then you will enter a long stretch of road with a row of houses on the right hand side and at the end of this stretch you will see a small crossroads. The property is on the left hand side of this crossroads.

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

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