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A most attractive 3 bed detached dormer bungalow located in a sought after development just on the outskirts of New Quay - West Wales.









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

£330,000

REF R/5428/ID

A most attractive 3 bed detached dormer bungalow Located in a sought after residential estate on the edge of the popular seaside village of New Quay**Only a 10 minute walk to the beach**Ample off road private parking**Modern electric heating system and under floor heating to ground floor**Highly efficient**Delightful rear garden**

The property comprises of entrance hall, 2 downstairs double bedrooms, bathroom, kitchen and lounge. First floor - large landing/office, main shower room and bedroom.

The development of Dolphin Court lies approximately a mile away from the popular fishing village and seaside resort of New Quay with access to a number of sandy beaches and the All Wales costal path. The nearby beaches of Cei Bach and Llanina point is some 10 minutes walk from the property. New Quay offers a range of amenities including mini supermarket, doctors surgery, primary school, places of worship, range of cafes, bars and restaurants and much more. The Georgian harbour town of Abeaeron lies some 7 miles away from the property. The larger towns of Aberystwyth and Cardigan is within half an hours drive.

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GROUND FLOOR

Entrance Hall

15' 3" x 8' 8" (4.65m x 2.64m) via half glazed upvc door with glazed side panel, tiled flooring, stairs leading to first floor, understairs cupboard housing the under floor heating manifold. Door into -





Front Double Bedroom 1

10' 11" x 9' 10" (3.33m x 3.00m) with double glazed window to front, multiple sockets.





Rear Double Bedroom 2

9' 10" x 9' 10" (3.00m x 3.00m) with double glazed window to rear, multiple sockets.



Bathroom

7' 1" x 5' 6" (2.16m x 1.68m) having a 3 piece suite comprising of panelled bath with hot and cold taps, pedestal wash hand basin, low level flush w.c. half tiled walls, tiled flooring, frosted window to rear, extractor fan.





Kitchen/Dining Room

16' 4" x 8' 10" (4.98m x 2.69m) (max) with a range of fitted base and wall cupboard units with granite effect formica working surfaces above, stainless steel inset drainer sink, diplomat electric fan assisted oven with 4 ring ceramic hob above and stainless steel extractor fan. Integrated fridge freeezer and integrated 'Bosch' washing machine. Tiled splash back, spot lights to ceiling, space for dining table, patio doors to rear garden and double glazed over the garden. Tiled flooring. Door into -









Front Lounge

11' 11" x 14' 09" (3.63m x 4.50m) a spacious room with 2 double glazed windows to front, tv point, multiple sockets.





FIRST FLOOR

Landing / Office Space

15' 11" x 10' 5" (4.85m x 3.17m) an useful space if utilised as an office with velux window to rear with distant sea views, spot lights to ceiling, double doors into airing cupboard which houses the hot water tank and central heating radiator. Also houses the heating programmer and boiler.





Principal Bedroom

14' 10" x 14' 7" (4.52m x 4.45m) with velux window to front with sea views, radiator, multiple sockets, spot lights to ceiling.









Main Shower Room

6' 4" x 14' 8" (1.93m x 4.47m) a modern 3 piece suite comprising of an enclosed shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. illuminous mirror unit, stainless steel heated towel rail, tiled walls, velux window to rear, spot lights to ceiling and extractor fan.





EXTERNALLY

To the Front

The property is approached from the adopted estate road onto a tarmac driveway with parking for 3 cars.

Spacious front lawn with palm tree.





To the Rear

A delightful rear garden mostly laid to lawn with patio laid to slabs.

Useful timber shed.

Variety of flowers, shrubs and trees.













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.

VIEWING ARRANGEMENTS

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

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

We are advised the property benefits from mains water, electricity and drainage. 'Astec' electric heating system with under floor heating to ground floor, radiators to first floor.

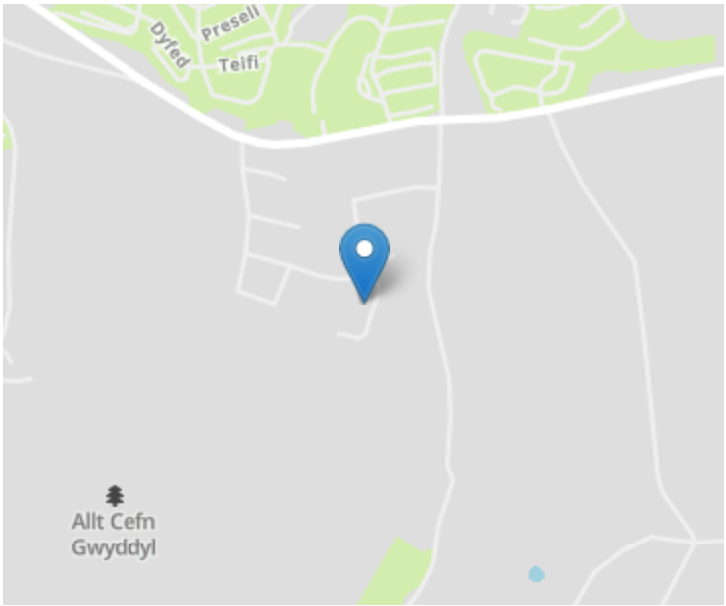
Tenure - Freehold.

Council Tax band D (Ceredigion County Council).

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.

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 drive through the village and turn alongside the Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1.5 miles, you will pass the entrance to Quay West holiday resort on your right hand side, proceed for a further 300 yards and you will see the entrance to Cwm Halen residential estate on your left hand drive. Drive into the estate, then take the third road on your left which will lead you into Dolphin Court where you will see the property as the fourth property on your left hand side as you enter Dolphin Court

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

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