MORGAN & DAVIES
EST. 1989

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Impressive 3 bedroom detached home. Set in elevated plot with distant sea views and large private rear garden area. New Quay. Cardigan Bay. West Wales.









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

£395,000

R/5442/RD

** Impressive 3 bedroom detached family home ** Elevated plot with distant sea views ** One of the largest plots on this sought after development ** Corner plot with large 'L' shaped private rear garden enjoying a southerly aspect ** Good standard of living accommodation ** Recently refurbished shower room ** Impressive bedroom space ** High quality kitchen with no expense spared on fixtures and fittings ** Originally one of the show houses on the development ** Ample private off-road parking ** Useful storage and utility space ** One of the finest homes within the Dolphin Court development **

The property is situated within Dolphin Court, a sought after development on the fringes of New Quay. The property is within short walking distance to this popular fishing village offering local shops, cafes, bars, restaurants, sandy beaches, good public transport connectivity, primary school, doctors surgery, places of worship and access to the All Wales Coastal Path. Nearby Cei Bach (Little Quay) beach and Traeth Gwyn are ideal for those wanting nearby access to the beach. The Georgian harbour town of Aberaeron is within 15 minutes drive of the property with its comprehensive school, community health centre, leisure centre, traditional high street offerings and renowned restaurants. The property lies equidistant 30 minutes drive from the larger centres of Aberystwyth, Cardigan and Lampeter.

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GENERAL

An impressive 3 bedroom detached property within this sought after development.

The plot enjoys a corner location being slightly elevated with distant sea views over the houses below.

One of the main feature of the property is the private rear garden which is not overlooked but enjoys a southerly aspect and a wonderful private amenity space.

Truly a great property within Dolphin Court.

The accommodation provides more particularly as follows:

Entrance Hallway

13' 8" x 8' 1" (4.17m x 2.46m) via uPVC glass panel door with side glass panel, tiled flooring, understairs cupboard with service infrastructure, open staircase to first floor.





Bedroom 1

9' 9" x 10' 3" (2.97m x 3.12m) double bedroom, window to front, multiple sockets, tiled flooring, currently utilised as a study.





Kitchen

9' 8" x 10' 4" (2.95m x 3.15m) with a range of high quality sage base and wall units, induction hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, fitted oven and grill, space for freestanding fridge/freezer, spotlights to ceiling, window to garden, tiled splashback.









Shower Room

6' 7" x 7' 7" (2.01m x 2.31m) recently refurbished to provide a new 6'9" walk-in non slip shower with side glass panel, tiled flooring, fully tiled walls, single wash hand basin, WC, rear window, spotlights to ceiling.



Lounge

16' 1" x 21' 1" (4.90m x 6.43m) a notable feature of the property is this large and comfortable living and dining space with oak flooring, 2 x window to front, window and patio door to garden, multiple sockets, space for dining table, space for electric fire.







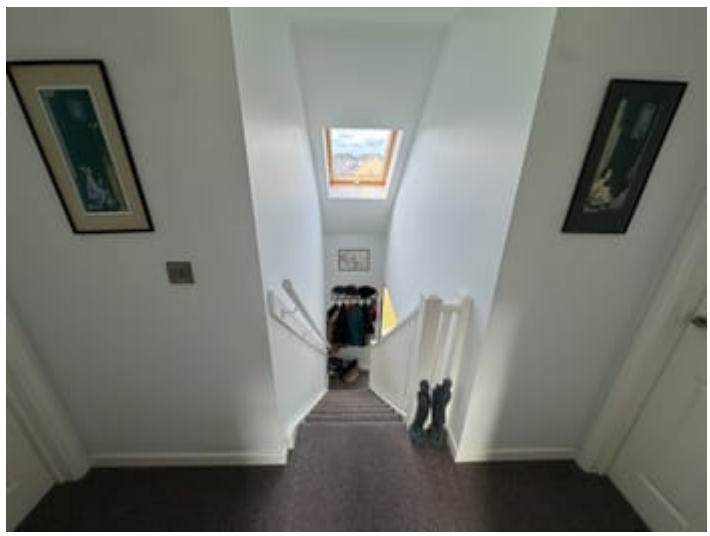




FIRST FLOOR

Landing

With velux rooflight over.



Front Bedroom 2

12' 3" x 15' 1" (3.73m x 4.60m) large double bedroom with window to front enjoying distant sea views, multiple sockets, radiator, velux rooflight, fitted cupboard.







Walk-in Wardrobe

8' 3" x 7' 4" (2.51m x 2.24m) with a good range of shelving and railing space, electric socket.

Bathroom

6' 5" x 8' 7" (1.96m x 2.62m) panelled bath, rear window, heated towel rail, single wash hand basin on vanity unit, WC, vinyl flooring, half tiled walls.





Front Bedroom 3

12' 8" x 15' 9" (3.86m x 4.80m) double bedroom with window to front enjoying distant sea views, multiple sockets, radiator, velux rooflight, fitted cupboard.







EXTERNAL

To Front

The property is approached via the adjoining adopted estate road to a tarmacadam driveway with space for 2+ vehicles to park and front area laid to lawn with side footpath leading through to:













To Rear

Rear enclosed garden area providing access to:

Utility Room

6' 5" x 8' 7" (1.96m x 2.62m) located to the side of the kitchen but accessed externally with a useful overflow space providing washing machine connection, range of base and wall units, tiled flooring, space for tumble dryer, connecting door into:



Garage/Store

11' 9" x 8' 4" (3.58m x 2.54m) with up and over door to front, space for racking shelving, electric sockets.



Rear Garden Area

Another feature of the property predominantly laid to lawn with raised flower beds and shrubberies to borders enjoying a southerly aspect with high level boundaries ensuring privacy at all times, side gate to front parking area. Aluminium glass house being hexagonal shape with floor to ceiling fenestration to all sides.

A truly wonderful garden space.











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.

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.

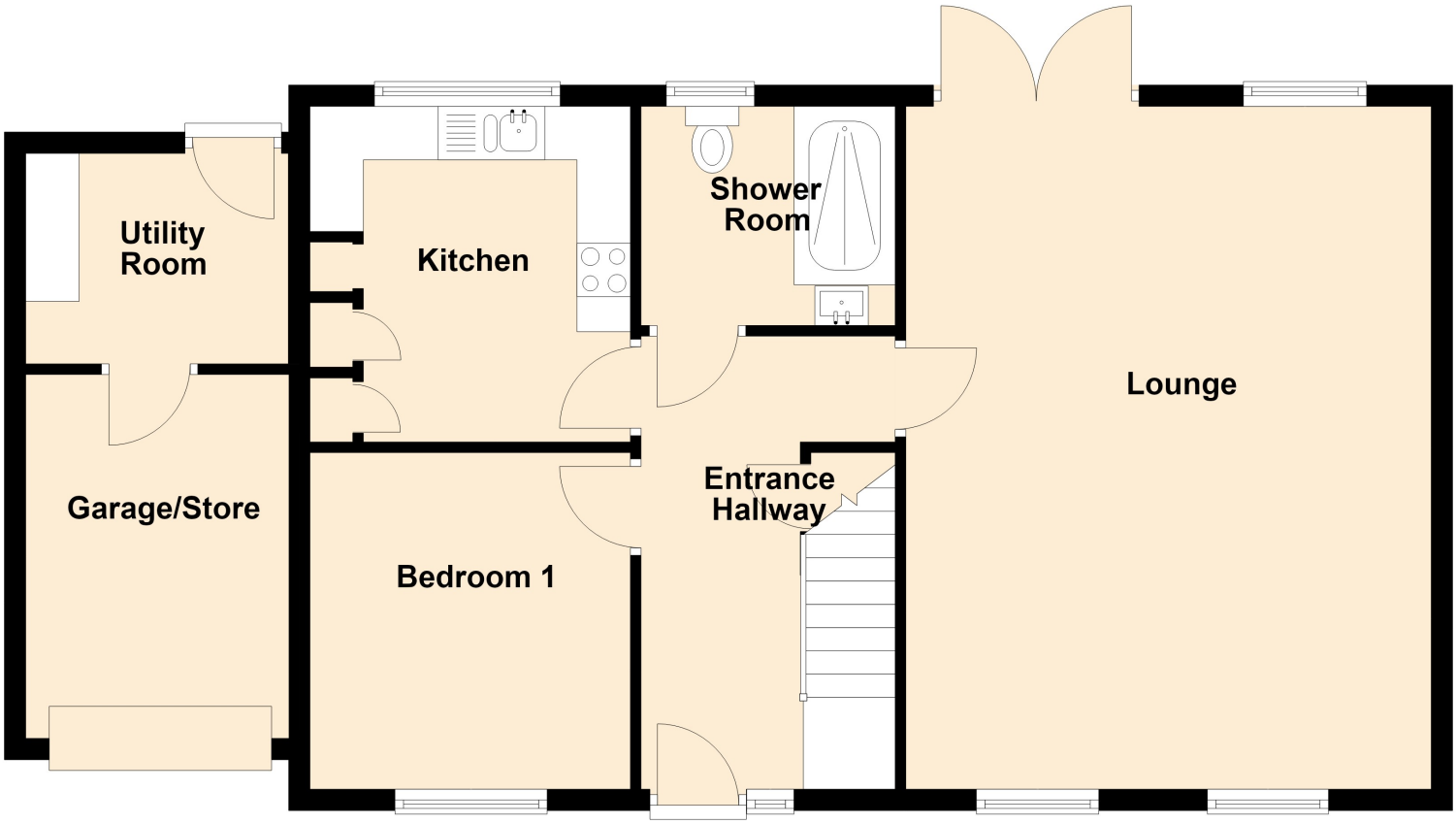
Services

The property benefits from mains water, electricity and drainage. Air source central heating. Underfloor heating on the ground floor.

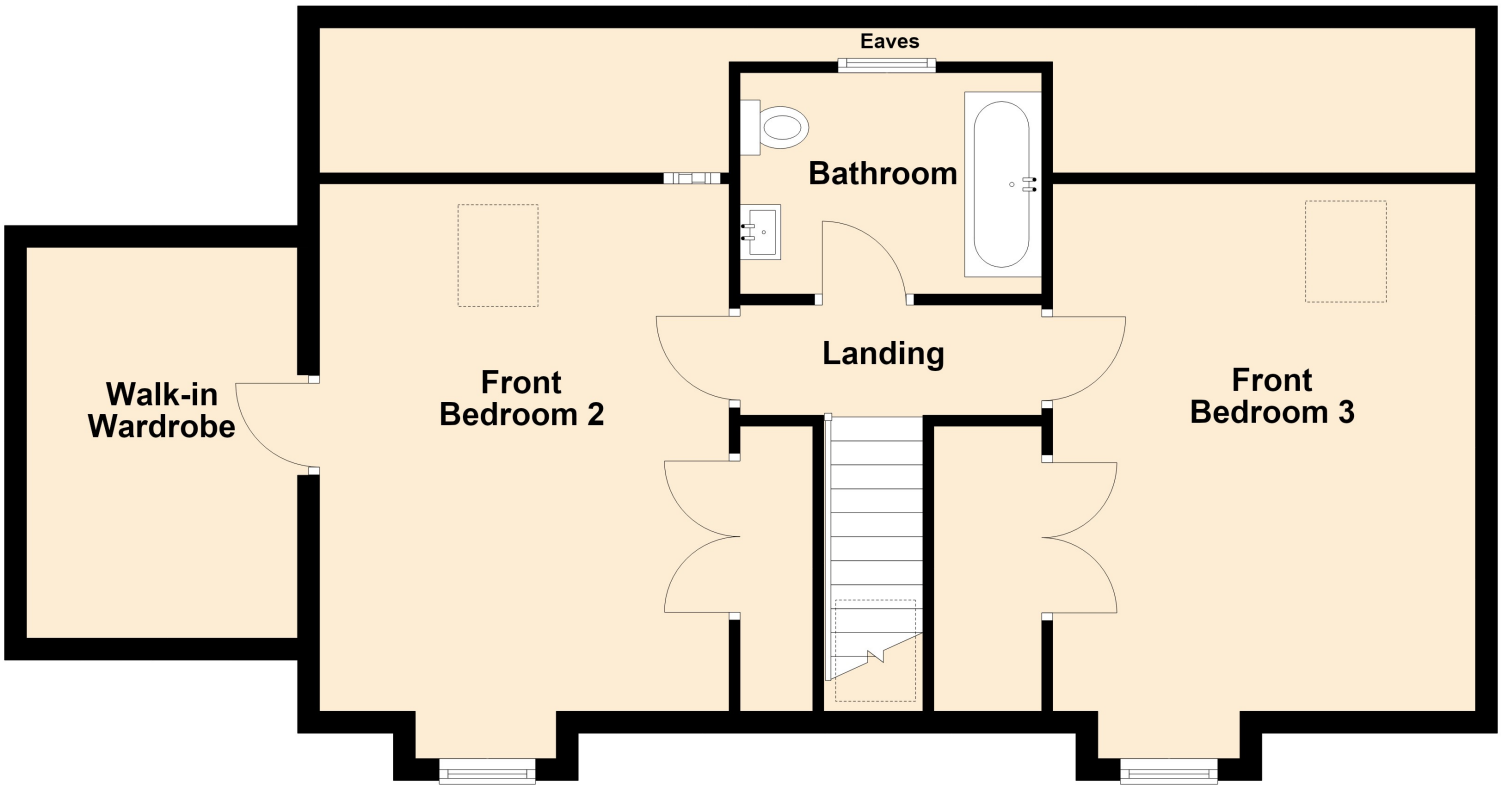
Tenure - Freehold.

Council Tax Band E.

Ground Floor



First Floor

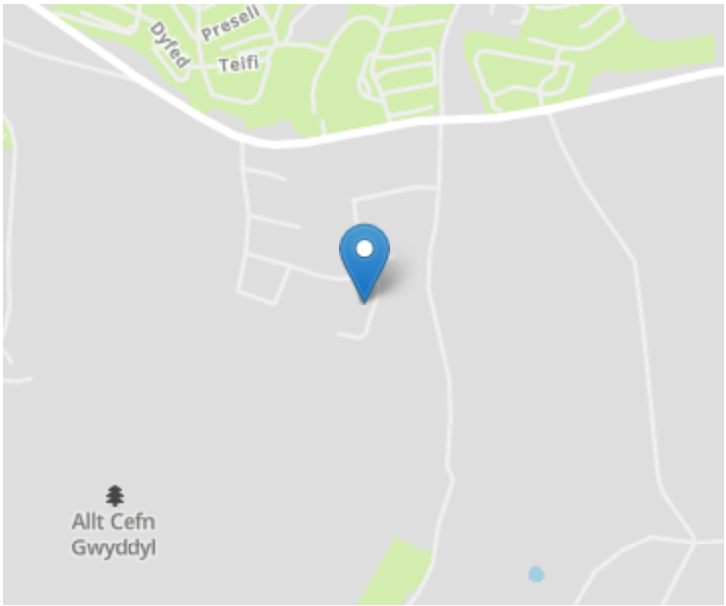

Eaves
Bathroom
Landing
Walk-in
Wardrobe
Front
Bedroom 2
Front
Bedroom 3

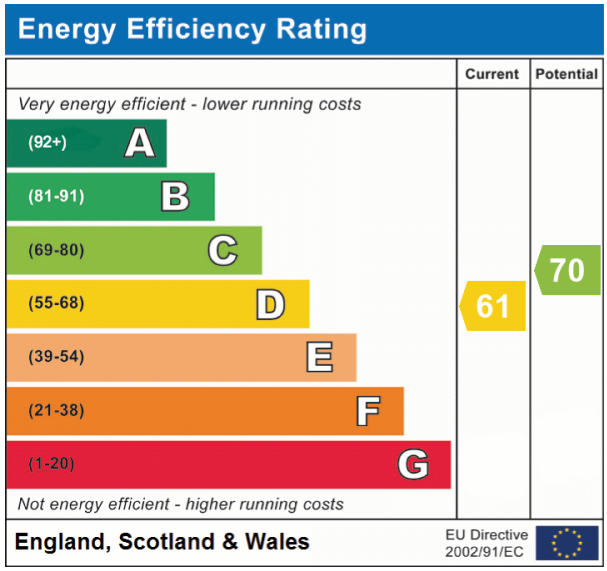
MATERIAL INFORMATION

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

EPC Rating: D (61)
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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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 right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Keep on this road for some 1½ miles until you 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 side. Drive into the estate and take the third road on the left which will lead you to the Dolphin Court and the property is located on the right hand side as you fork right.

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

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