MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

Perfect family home ! Deceptively spacious 4 bed detached home located 1 mile from the popular fishing village of New Quay - West Wales.









Llys Y Dderwen 11, Cnwc Y Lili, New Quay, Ceredigion. SA45 9SY.

£300,000

REF R/5473/ID

Perfect family home ! **Deceptively spacious 4 bed (1 en suite) family homeLocated on the fringes of the sought after coastal village of New Quay**Ample private parking with access to integral garage**Generous garden and grounds to rear**Walking distance to New Quay and close to many sandy beaches**Central heating with under floor heating to ground floor**Double glazing throughout**

The property comprises of entrance hall, lounge, large dining room, lounge, kitchen, utility room, downstairs w.c. Integral garage. First floor - central lending, principal bedroom with en suite and main bathroom, 3 double bedrooms.

The property is located within the village community of Cnwc Y Lili, less than a mile or so from the popular coastal resort and seaside fishing village of New Quay with its array of eateries including public houses, cafes, restaurants, shops, post office, doctors surgery and other amenities. Only some 7 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Almost equi distant from Aberystwyth to the north and Cardigan to the south and within some 15 miles from the town of 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

Entrance Hall



6' 5" x 15' 5" (1.96m x 4.70m) via upvc door, double glazed window to front, tiled flooring, stairs to first floor with understairs storage cupboard, glazed door into -

Rear Lounge









11' 5" x 18' 5" (3.48m x 5.61m) a spacious room with 2 patio doors out to rear garden, tiled flooring, spot lights to ceiling, multi fuel stove on a hearth, 5ft opening into -

Dining Room / Sitting Room







11' 8" x 19' 2" (3.56m x 5.84m) into double glazed bay window, tiled flooring, wall lights. Door to hallway.

Kitchen





12' 3" x 9' 7" (3.73m x 2.92m) with a range of fitted base and wall cupboard units with complimentary working surfaces above, electric oven and grill, 4 ring electric hob, under counter fridge and dishwasher, stainless steel drainer sink, double glazed window to rear. Tiled splash back. Upvc exterior door.

Rear Hallway

3' 1" x 6' 10" (0.94m x 2.08m) with door into -

Utility & Laundry Room





3' 11" x 6' 10" (1.19m x 2.08m) with plumbing for automatic washing machine. Door into -

Downstairs w.c.



With low level flush w.c. pedestal wash hand basin.

Integral Garage



11' 1" x 9' 1" (3.38m x 2.77m) with up and over door.

FIRST FLOOR

Central Gallaried Landing



18' 9" x 6' 8" (5.71m x 2.03m) with double glazed window to front, access hatch to loft, central heating radiator, built in airing cupboard.

Principal Bedroom 1





9' 7" x 15' 7" (2.92m x 4.75m) with double glazed window to front, central heating radiator. Door into -

En suite Shower Room





9' 7" x 4' 9" (2.92m x 1.45m) 9' 7" x 4' 9" (2.92m x 1.45m) with 4 piece suite comprising of walk in shower unit with mains shower above, dual flush w.c. pedestal wash hand basin, tiled walls and flooring, double glazed window to rear, stainless steel heated towel rail.

Jac and Jill Bathroom



6' 7" x 8' 0" (2.01m x 2.44m) Having a 3 piece suite comprising of panelled bath, low level flush w.c. pedestal wash hand basin, tiled flooring and tiled walls, double glazed window to rear, towel rail. Door into -

Rear Double Bedroom 2





11' 8" x 12' 0" (3.56m x 3.66m) with double glazed window to rear, central heating radiator, door into bathroom. Also door into -

Single Bedroom 3 / Office /Dressing Room



11' 4" x 7' 6" (3.45m x 2.29m) with double bay window to side, central heating radiator. Could be used as a bedroom, office or dressing room as with access into bedroom 2.

Double Bedroom 4



7' 5" x 11' 3" (2.26m x 3.43m) with double glazed window to front, central heating radiator.

EXTERNALLY

To The Front

The property is approached via the estate road onto a front tarmac parking area for 5-6 vehicles.
Access to both sides leading to rear garden.







Rear Garden





















With patio laid to slabs, with a variety of trees, plants, flowers and much more with a productive vegetable patch with fruit trees. Glass Greenhouse. Access into a wooded area.

Wooded Area

Which leads down to a stream at the rear of the property.

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.

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 electricity, water and drainage. Electric heating system with under floor heating to ground floor.

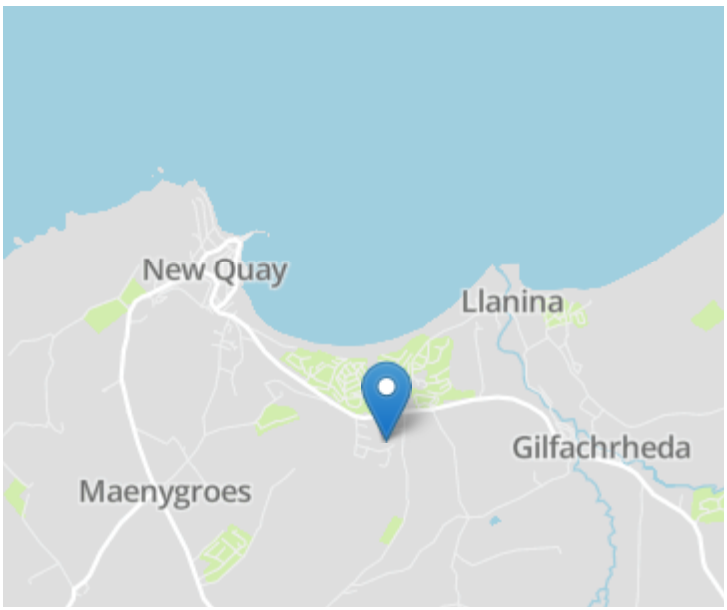
Tenure - Freehold.

Council Tax Band E (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. 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 through the villages of Ffosyffin and Llwyncelyn to the next village of Llanarth. At Llanarth proceed through the village and then take the right hand turning alongside the Llanina Arms Hotel and just before the Filling Station onto the New Quay road. Follow this road through the village of Gilfachreda until you will see on the left hand side the Cambrian Hotel. Turn left up alongside the Cambrian Hotel then turn 1st right into a residential estate, follow this road through tand bear left which will then take you into Llys Dderwen cul-de-sac. The property is the 2nd detached property on the right hand side.

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®