



Spencer House, Cnwc Y Lili, New Quay,

SA45 9SE



CARDIGAN
BAY
PROPERTIES

EST 2021





Spencer House, Cnwc Y Lili, SA45 9SE

£530,000

- 5 bedroom 6 bathroom property
- Ideal B&B potential
- Walking distance to the beach
- Off road parking
- Ideally situated for income potential
- 1920s detached house
- Walking distance to New Quay
- On three levels
- Good sized garden to the rear
- Energy Rating: E

About The Property

A versatile and flexible 1920s art deco detached property with original features, high ceilings and sea views to the front across Cardigan Bay, being only 1.1 miles to the beach at the ever-popular coastal village of New Quay. With off-road parking and a generous-sized garden to the rear. The coastal village of New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay an attractive place to live, with its beautiful scenery, sandy beaches and rugged coastline.

Accessed up a couple of steps to the front porch, with a tiled floor and door into the reception hall. This has stairs to the first floor (with storage under) and doors leading to the following rooms; The front reception room, currently used as the guest's breakfast room, with a bay window to the front to take advantage of the sea views, and a plate rail running across the top of the room; The walk-in pantry is ideal for storing food and wine with shelving and a slate slab top; The sitting room, with a beautiful 1920s open fireplace, an opening into the kitchen; The dining room, with a fireplace, and again with an opening into the kitchen. The kitchen is a spacious room which is accessed from both the sitting and dining room and has stairs up to the principal bedroom 5. There are matching wall and base units with worktop over, space and plumbing for a dishwasher, space for a freestanding electric oven, a stainless steel sink with a drainer, and a door out to the utility room. The utility room has a butler sink, units, space and plumbing for a washing machine, a door into the ground floor shower room and a door out to the rear porch which gives access out to the rear garden. The shower room as a shower, wash hand basin and a WC.



Details Continued:

On the first floor, from the landing is doors off to two double bedrooms in the front of the house, both with en-suites and both with gorgeous sea views over Cardigan Bay. Two further double bedrooms to the rear, again both with en-suite shower rooms, and the principal bedroom. This room is very spacious with a large window overlooking the rear garden, open stairs down to the kitchen, and a door leading to the boiler room (housing a wall-mounted gas boiler that serves hot water and central heating for the property) and the

en-suite bathroom. The en-suites have all been fitted with respatex waterproof boards, and have saniflo macerator toilets.

From the landing is a door leading to an inner hall with stairs up to the loft rooms. There is a small understairs storage cupboard and the two loft rooms (one accessed off the other) offer great additional storage or could make great kids/additional bedrooms subject to the necessary planning/building consents and regulations.

Externally:

The property is approached off the main B4342 road onto its own tarmac drive, with parking for about 3 vehicles, and a door into the detached garage. The front garden is a lawned area, with views to the front. There are walkways down both sides of the property to give access to the rear garden.

To the rear is an area down the side of the property that leads to the rear of the detached garage, with the garage with concrete flooring and doors to the front, some smaller sheds used as wood stores, and a space ideal for further wood storage (this space could all be opened up, with the removal of the garage, to make additional/larger parking if needed). Behind the house is a sloped path leading to the rear garden, with a patio area to one side which makes a lovely place to sit outside and enjoy some al-fresco dining and paths lead on down to lawn areas, raised flower beds, a mix of fruit trees, and an area with the gas tank and washing line. Right at the far end of the garden is a very useful greenhouse and storage shed both in need of repair, but both offer great space for growing your own veg etc. There is also ample space in the garden to put in raised veg beds.

This property offers a lot of options, such as a large family home, or a property to earn

some income from with excellent B&B potential. Viewing is essential to fully appreciate the possibilities this property offers.

Porch
4'0" x 10'5"

Reception Hall
17'0" x 10'7" max

Front Dining Room
17'5" x 15'7" max

Pantry
4'1" x 10'9"

Sitting Room
14'0" x 12'5"

Rear Dining Room
13'7" x 12'6"

Kitchen
18'8" x 13'8"

Utility Room
8'5" x 6'6"

Rear Porch
4'11" x 2'4"

Ground Floor Shower Room
6'4" x 4'5"

First Floor Landing
18'6" x 8'3" max I shaped

Bedroom 1
10'3" x 11'3"





En-suite 1
2'5" x 7'5"

Bedroom 2
16'3" x 16'7"

En-suite 2
8'1" x 5'4"

Bedroom 3
14'4" x 12'11"

En-suite 3
7'0" x 3'4"

Bedroom 4
14'9" x 13'2"

En-suite 4
7'1" x 3'3"

Principal Bedroom 5
18'6" x 13'3"

Boiler Room
2'11" x 6'7"

En-suite 5
9'9" x 6'5"

Inner Hall
4'4" x 5'10" max

Loft Room 1
14'2" x 11'8"

Loft Room 2
14'1" x 11'8"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: F, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage
BROADBAND: Superfast available - Max download speed - 48 Mbps Max upload speed - 8 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location -

VIEWING INFORMATION: Property is opposite Quay West Caravan Park. Bedroom 5 has a staircase up direct from the kitchen, with no door to divide it off.

HW/HW/08/23/OK

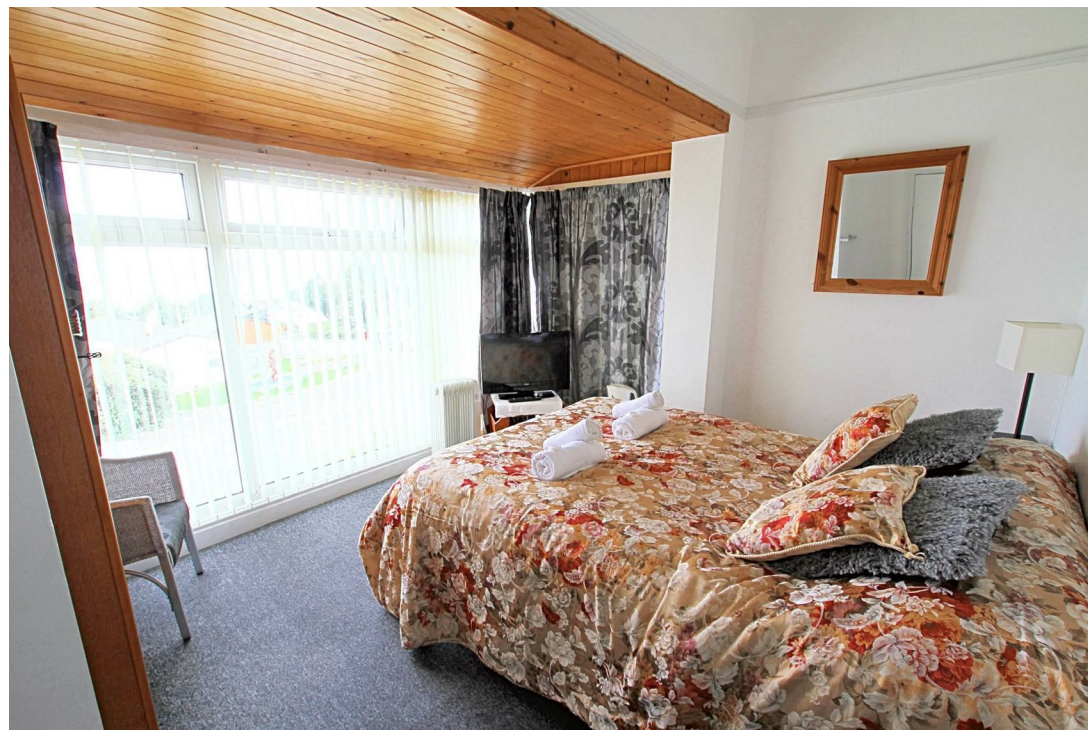














From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 until you reach the village of Cross Inn. Turn right on the crossroads onto Lon Rhydalen (just after the Londis village shop) and follow this road all the way to the end. Turn left at the junction and the property is the fifth property on your left-hand side (opposite Quay West Haven Caravan Park)

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 60 |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

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