



 CARDIGAN
BAY
PROPERTIES
EST 2021

1, Hengell Uchaf, New Quay, SA45 9SE
Offers in the region of £475,000

 6  3  2  D



1, Hengell Uchaf, SA45 9SE

- Detached 5/6 bedroom property
- Located in the coastal town of New Quay
- Off road parking
- Detached garage/workshop
- Close to local amenities
- Sea Views
- Walking distance to the town & beach
- Space for a static caravan
- Enclosed rear garden
- EPC rating: D

About The Property

A well-presented 5/6 bedroom property with sea views to the front across Cardigan Bay, ample off-road parking, a detached garage and an enclosed rear garden. This property has formally been run as a successful holiday rental being walking distance to the beach at the ever-popular coastal village of New Quay. 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, harbour, dolphin sightings, sandy beaches and rugged coastline.

Enter the property through the front door located at the side of the property into a tiled entrance hallway with an archway leading off to the games room to your immediate left, a doorway leading into bedroom 6 to your right, the hallway then opens with the staircase taking central stage surrounded by doorways leading off to the sitting room, kitchen/diner, lounge/dining room, storage cupboard and downstairs W/C. The games room is a versatile space that could be used for various uses with a rear window overlooking the conservatory to the rear of the property. Bedroom 6 could also be used as a home office and is currently used as a single ground-floor bedroom with a window overlooking the property's front. The sitting room is a lovely snug room if you are looking to relax in a cosy space outside of the large lounge area with a window overlooking the front. The kitchen/diner is the perfect space to cook and entertain in, with space for a dining table, matching wall and base units, one and a half sink located in front of a window overlooking the front, gas 5-ring hob, waist height electric oven & grill, integral dishwasher and space for a washing machine and LPG under the counter gas boiler. There are frosted windows and an external door leading out to a pathway running along the side of the property.

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Details Continued:

The spacious lounge area is located towards the rear of the property and has ample room for a seating and dining area, making this an excellent space to gather friends and family together. There are sliding patio doors leading into the L-shaped conservatory which looks out over the rear garden and is a lovely addition to the property with an external door leading out onto the rear patio area.

Follow the stairs up a split landing with bedroom 5 to your left (which is a lovely double with an en-suite shower room and stunning sea views to the front) and bedrooms 1-4 plus the bathroom and a storage cupboard housing the hot water tank to the right. Bedroom 1 is the master double suite with fitted furniture, Dorma style window overlooking the stunning sea views and New Quay town to the front with

a door leading into the en-suite bathroom, with W/C, wash basin, frosted side window and bath with electric shower over. Bedroom 2 is also a double room with fitted furniture and a Dorma-style window with sea views. Bedroom 3 is a double room located to the rear of the property with fitted furniture and a window overlooking the rear garden. Bedroom 4 is also located to the rear with garden views and is currently used as a twin bedroom. The bathroom benefits from half-panelled walls, W/C, wash basin, bath with electric shower over and frosted window to the side of the property.

Externally:

Externally you approach the property off the road onto a tarmaced drive with areas of lawn, established planting and spaces to park 3+ vehicles. As you look at the property, to the right is a pathway running

down the side of the property to a single gate at the end where you can access the rear garden. This pathway borders onto the neighbour's property and the kitchen door also opens onto this path. To the left of the property is a double gated entrance with an additional concreted drive leading up to the end of the rear garden where the garage/workshop and static caravan are located. The garage has an up-and-over door, windows and door which enables access from the rear garden. The static caravan is currently only used for storage but could be replaced with a newer version should the new owners wish to do so (subject to any necessary planning consents needed). This area has been fenced off with its own gated access and provides storage space with a handy storage shed located behind the garage. The garage and storage shed offer lots of options and could be converted to use as office/studio space, possibly additional living space or maybe even holiday let use depending on obtaining the necessary planning permissions. The rear garden is an enclosed space with a patio area located next to the conservatory which is an ideal place for some al fresco dining or to enjoy a BBQ. There are steps up to the lawn area and a designated outdoor dining area. The LPG gas tank which services the hot water and central heating is also located in the rear garden.

This is a unique opportunity to purchase a property that would make a fantastic family home or is large enough to accommodate a variety of visitors who wish to stay in a stunning coastal town and all it has to offer. Quay West Caravan Park has a useful shop which we are informed non-residents can use, and a pedestrian path that leads down to New Quay Beach.

Entrance Hallway
12'11" x 23'7" (max)

Games Room
9'11" x 13'5" (+ alcoves)

Bedroom 6/Study
10'0" x 7'2"

Sitting Room
12'7" x 10'2"

Kitchen / Dining
19'3" x 12'10" (max)

Downstairs W/C
3'1" x 5'2" (max)

Lounge / Dining Room
25'11" x 13'7"

Conservatory
20'9" x 13'11" (max)

Landing
11'10" x 12'8" (max)

Bedroom 1
16'1" x 12'11"

Bedroom 1 En-Suite
9'11" x 5'6"

Bedroom 2
12'7" x 13'0"

Bedroom 3
10'11" x 13'0"

Bedroom 4
12'8" x 7'10"

Bathroom
5'8" x 5'7"

Bedroom 5
9'11" x 14'11" (max)

Bedroom 5 En-Suite
5'5" x 6'1" (max)

VIEWING INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally. Please ensure you read the information below carefully, please ask us to explain anything that is not clear before arranging a viewing.

VIEWING INFORMATION: The property is opposite Quay West Caravan Park. To drive into the garage you will need first to remove the fence in front of it. The static caravan is only used as a store room as it is not in a habitable condition, it will either need doing up considerably or replacing by the new owners.





IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

TAX BAND: F - Ceredigion County Council although the current owners pay Business Rates on this property as it is run as a holiday let.

TENURE: FREEHOLD.

PARKING: Off-Road Parking & Garage.

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - None that the owner is aware of.

RESTRICTIONS: (e.g. listed building, covenants, restrictions of use, use of land etc)

RIGHTS & EASEMENTS: None that the owner is aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
None that the owner is aware of.

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: None that the owner is aware of.

ACCESSIBILITY/ADAPTATIONS: Ground Floor Bedroom and W/C

COALFIELD OR MINING AREA: N/A

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 ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING SERVICES:

SEWERAGE: Mains Drainage.

ELECTRICITY SUPPLY: Mains.

WATER SUPPLY: Mains.

HEATING: Gas (LPG).

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/))

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

HW/CY/01/24/HW/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 Rhydalén (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 located 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		74
(55-68) D	58	
(39-54) E		
(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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