



CARDIGAN
BAY
PROPERTIES

EST 2021

Dolau, New Quay, SA45 9SS
Offers in the region of £385,000





Dolau, Gilfachrheda, SA45 9SS

- Detached 4-bed cottage on a private no-through road
- Flexible layout with two staircases and multiple usable rooms
- Conservatory with self-cleaning glass roof overlooking the garden
- Pretty gardens of around 0.2 acres with pond, patio and raised beds
- Parking to the front and side with woodland walks on the doorstep
- Close to New Quay, Cei Bach, Aberaeron and the Cardigan Bay coastline
- Lounge with woodland views and wood-burning stove
- Two bedrooms with en-suite/WC plus an upgraded family bathroom
- Multiple outbuildings including two stone store sheds and wood store
- Energy Rating: D

About The Property

Looking for a cottage near the coast with flexible space including potential for an annex, gardens, parking and easy access to New Quay? Looking for a home that blends rural calm with Cardigan Bay living in West Wales, plus the convenience of beaches, harbour life and local amenities nearby?

Set along a private no-through lane on the edge of Gilfachrheda, this detached 4-bed cottage offers a relaxed rural/coastal setting with easy access to New Quay’s harbour, beaches and local amenities, and only a short drive to the harbour town of Aberaeron. The layout has a straightforward flow, with two staircases, flexible rooms and useful outbuildings, creating a home that feels practical for modern living in West Wales, close to Cardigan Bay.

The main entrance brings you into the sitting room, which is a spacious, comfortable space with a wood-burning stove set into a stone surround on a slate hearth, and windows looking out toward the wooded valley. This space forms the central hub of the house, linking the kitchen to the inner hallway and the ground-floor bedrooms.

The kitchen/breakfast room sits to the left of the sitting room. This room overlooks the pond in the side garden and features original quarry tiled flooring, fitted wooden wall and base units, an eye-level electric double oven and grill, space for a dishwasher, plumbing for a washing machine and room for a freestanding fridge-freezer. Open wooden stairs rise directly from here to the first-floor snug and bedroom.

Another door from the sitting room leads into the utility room, fitted with a wooden worktop, a small butler sink, tiled flooring and plumbing for appliances. An opening leads into the conservatory, which has a self-cleaning glass roof and looks out across the woodland to the rear, with access into the garden.

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Details Continued:
From the inner hallway, the ground-floor bedroom sits to the right, a double room facing the front garden and woodland beyond. Opposite is the family bathroom, recently updated with a new shower, bath, basin and toilet, along with a handy airing cupboard that houses the hot water tank and shelving for storage.

Continuing along the hall brings you to the office, currently used as a home workspace but flexible enough to become a dressing room, studio or small sitting room. A door from here leads into another double bedroom with a recently updated en-suite, fitted with a P-shaped bath, electric shower, basin and toilet.

The second staircase on this side of the cottage rises to the opposite first-floor area, giving access to the main bedroom.

This room includes a Velux window to the rear, a built-in wardrobe, W/C with toilet and basin, and access to a small loft area with lighting and shelving.

The first-floor space above the kitchen is arranged as a snug and further bedroom. This bedroom includes fitted storage and a Velux window facing the rear. The snug beside it adds flexibility — ideal for hobbies, reading, study or occasional overflow sleeping when needed. Some areas of the first-floor rooms have restricted head height, typical of traditional cottages.

Externally:
Outside, the gravelled drive sits to the front, with further parking on the opposite side of the cottage. The garden extends to around 0.2 acres and includes shaped lawns, raised beds, shrubs, a small ornamental pond, patio area and pathways connecting the

different sections. The woodland backdrop brings regular wildlife activity, including kites, buzzards, jays, blue tits and owls.

Two stone and brick outbuildings provide ideal storage for garden tools, beach gear or bikes. A path behind the top store shed connects to a public footpath, leading to the upper tier of the garden, which is mainly lawn with shrubs and edged by woodland.

Gilfachrheda is well-placed for both countryside walks and coastal days out. New Quay is only a short drive away, offering its well-known harbour, sandy beaches, dolphin sightings, cafés, pubs, restaurants, doctor's surgery, primary school and supermarket. Morrisons Daily is around eight minutes away, with further shopping in Cardigan, including Aldi, around half an hour's drive.

New Quay Beach and Harbour are roughly five minutes by car, while the quieter Cei Bach beach is around a 28-minute walk. The surrounding lanes also suit those who enjoy cycling or gentle outdoor exploring. Altogether, this cottage offers a blend of comfortable living, useful space and coastal access, in a setting that reflects the best of West Wales living near Cardigan Bay.

INFORMATION ABOUT THE AREA:

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. Just seven miles away is Aberaeron, a Georgian harbour town with further shops and services, while the larger centres of Cardigan, Aberystwyth, and Lampeter are within easy reach.

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.

Lounge
13'10" x 13'1"

Kitchen
14'0" x 10'11"

Craft/Music Room
11'0" x 10'11" max, inc stairwell

Bedroom 1
13'2" x 11'2" max

Utility Room
6'2" x 6'9"

Conservatory
8'10" x 6'9"

Hallway
13'3" x 2'10" max

Bedroom 2
8'3" x 10'11"

Bathroom
16'11" x 7'4" max

Home Office
8'8" x 11'1" max

Bedroom 3
15'0" x 12'9" max, l shaped

En-suite
9'4" x 4'11"

Inner Hall
5'3" x 2'11" max

Bedroom 4 (master)
17'10" x 10'10" max

W/C
3'4" x 4'1"

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

COUNCIL TAX BAND: D – Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking – Driveway





accommodates two vehicles and there is space at the far gable end of the house for two vehicles.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast / Standard - up to 30 Mbps Download, up to 8 Mbps upload FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL: Limited supplier signal inside (there is a Vodafone mast close by). Signal Available outside, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that the property is down the bottom of a shared lane that it has rights of access over. There are public footpaths that runs past the front of the house and to the rear of the top garden and on up into the woodlands. The owners inform us this is a beautiful, circular woodland walk which is a huge advantage to living here, especially if you love walking!

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here -



<https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. There are level gardens to both side and to the rear with a path leading up to another section of lawned garden which is steep.

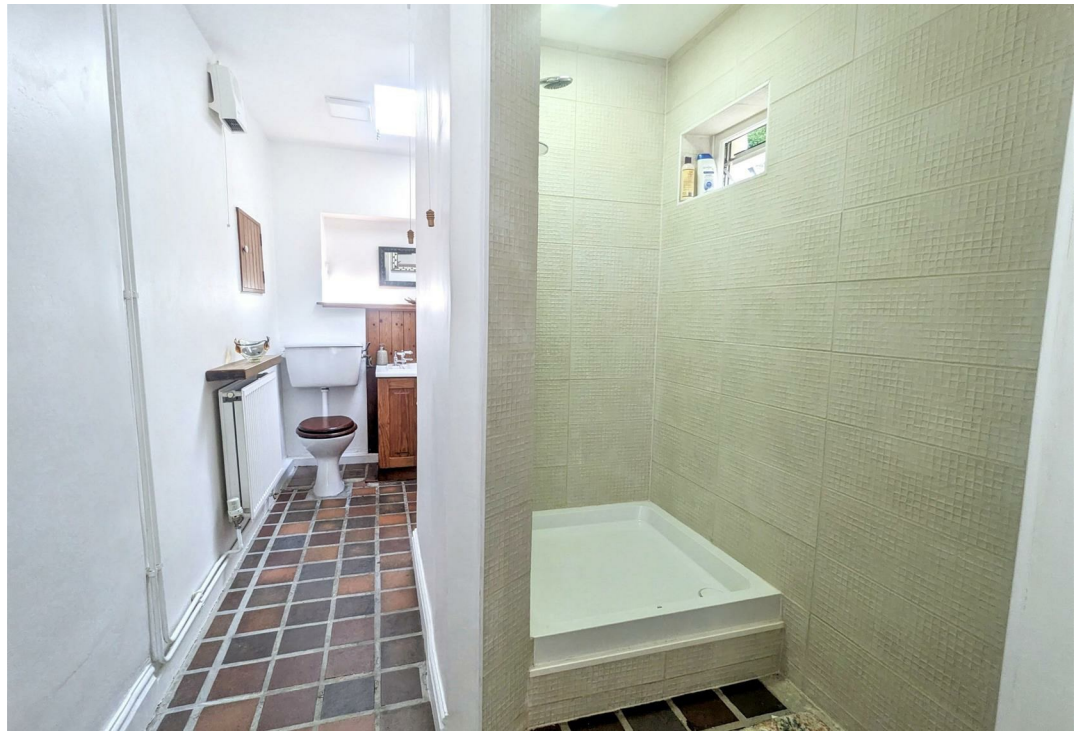
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

HW/HW/08/24/OK







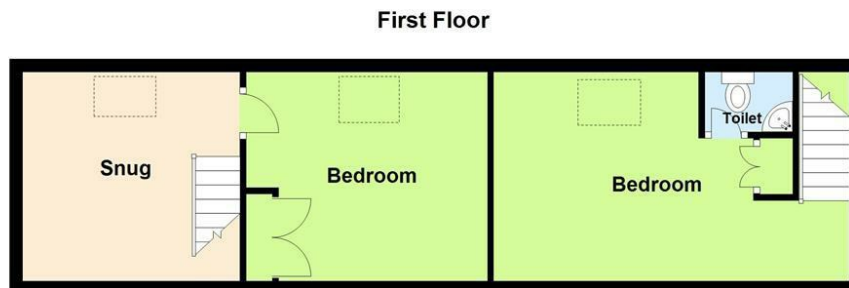




**DIRECTIONS:**

From New Quay head out on the B4342 heading to Llanarth until you reach the village of Gilfachrheda. Drive through the village, and as you pass the last ex-local authority house on the left you will see a private track on the right-hand side. Turn up this track and drive almost to the end. You will see this property on the left-hand side, before you reach a bridge leading to two neighbouring properties. What3Words to the house - [///surfaces.cuter.dislikes](https://www.what3words.com/surfaces.cuter.dislikes)






This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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