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3 Llanwern Estate, Gilfachrheda, New Quay, Ceredigion, SA45 9SD

Asking Price £395,000

Prepare to be impressed!

A detached, deceptively spacious property either offering a substantial 4 bedroom, 3 bathroom bungalow, or alternatively a 3 bedroom bungalow with self contained 1 or 2 bedroomed annexe.

The adaptable accommodation will appeal to those seeking multi-generational use or indeed letting through for example Airbnb, being in this popular coastal location within walking distance of the pretty beach at Cei Bach. Located on the outskirts of New Quay, renowned for its sandy beaches and within a short drive of the Georgian destination town of Aberaeron.

Location

The property is attractively located in a private development of some 15 similar properties being within walking distance of the popular Cei Bach beach and the All Wales coastal path. The property is located on the outskirts of the popular seaside fishing village of New Quay renowned for its sandy beaches, harbour, popular bars, restaurants and hotels. New Quay also offers a primary school, doctors surgery, chemist and general shops. The property is also within a 10 minute drive of the popular destination town of Aberaeron and convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.

Description



A deceptive property providing adaptable accommodation that will suit those looking for a large family home, a property for multi-generational use with a spacious annexe, or indeed for income generation. The property, which is of traditional construction has the benefit of oil-fired central heating and UPVC double glazing offers tastefully refurbished accommodation and with large rooms, and affords more particularly the following:

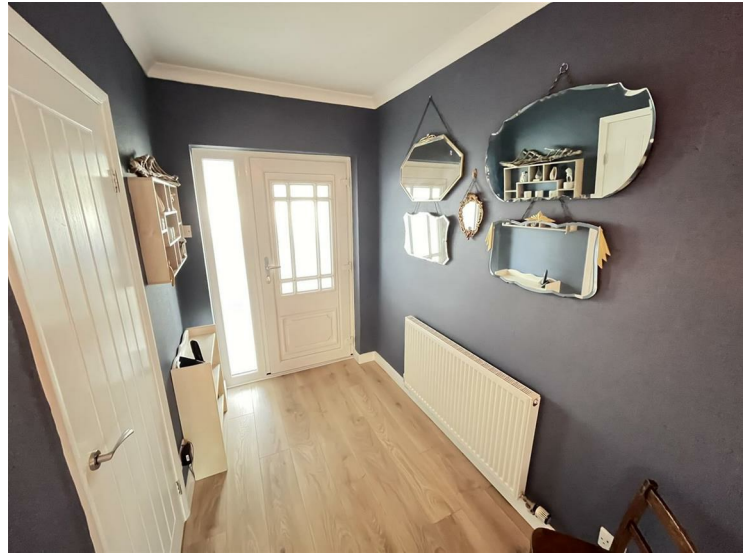
Front entrance door to

Front utility room

12'6 x 8'3 (3.81m x 2.51m)

A range of base units incorporating single drainage sink unit, space and plumbing for automatic washing machine and tumble drier.

Spacious hallway



Radiator. Door to cloak cupboard

Kitchen/Diner

16'7 x 13'5 (5.05m x 4.09m)



The heart of this lovely home with oak flooring, extensive range of modern kitchen units at base and wall level incorporating one and a half bowl sink unit, integrated dishwasher, integrated oven with microwave over, LPG gas hob with extractor hood over, space and recess for American-style fridge-freezer. There is an open plan arrangement with a double sided chimney breast housing an LPG fired woodburning stove, also backing on to the living area.

Living area

22'4 x 10 (6.81m x 3.05m)



Radiator, large double patio doors leading to conservatory.

Conservatory

15'8 x 12'1 (4.78m x 3.68m)



This south facing conservatory provides a lovely sunny space, being a sun trap. With painted timber floor, side entrance door and French doors to rear.

Inner hallway

Leading to

Bathroom



With partly tiled walls, having bath with shower unit over with screen, W.C., wash handbasin, heated towel rails, tongue and groove ceiling.

Front master bedroom

12'5 x 10'5 (3.78m x 3.18m)



Radiator, side window, opening to ensuite shower room/dressing area.

Ensuite shower room/dressing area

12 x 7'10 (3.66m x 2.39m)



With dressing area having carpeted floor and L-shaped range of mirror fronted wardrobes with en-suite area having tiled floor, walk-in shower cubicle, wash handbasin and W.C., heated towel rail.

Rear bedroom 2

13 x 9'3 (3.96m x 2.82m)



Side window, radiator, built-in cupboard.

Bedroom 3

12'4 x 9'9 (3.76m x 2.97m)



Radiator, side window.

Office

10 x 7'6 (3.05m x 2.29m)



With recessed study area, attractive flooring, radiator

Door to lobby

Annexe - Open plan kitchen/living room

22'9 x 11 (6.93m x 3.35m)



With self contained access from external door to rear garden

Kitchen area



With range of attractive fitted kitchen units incorporating single drainage sink unit, fitted oven and hob with extractor hood over.

Open plan living area



With feature mock stone fireplace and matching shelves to side, radiator, door to rear balcony providing self-contained access.

Master bedroom /Annexe bedroom

13'6 x 12'3 (4.11m x 3.73m)



Built-in mirror fronted wardrobe, electric heater.

En-Suite Shower room



Corner shower unit, wash handbasin, W.C., electric heater, extractor fan.

Externally



The property is approached by a stone resin finished driveway with ample parking, leading to a useful garage.

Garage

18'2 x 11'6 (5.54m x 3.51m)



With front up and over door, recessed boiler area housing the oil-fired central heating boiler.

Grounds



A particular feature to this property being in a secluded corner plot having various attractive garden areas including side paved patio area. To the rear of the property is a grassed area with several raised beds, large greenhouse, extensive gardens with mature apple trees, well stocked flowering shrub borders and at the bottom of the garden is an attractive sitting area with paved patio, pergola and pond.

Agents comments



On the whole, an attractive property being ideal for those with flexible requirements and also potentially seeking income generation, located in a popular coastal locality and with attractive gardens.

Services



We are informed the property is connected to mains water, mains electricity and mains drainage, oil-fired central heating.

Council Tax band D

We understand the property is Council Tax Band D and the Council Tax payable for 2024/2025 financial year is £2103

Directions

From Aberaeron take the A487 south, continue through the village of Llwyncelyn after approximately 1 mile, at a cross roads turn right signposted Cei Bach and continue down through the hamlet of Llaingarreglwyd and after passing a junction with left hand turning by the chapel, continue for a further approximately 300yds taking a left hand turning into Llanwern estate and the property can be found as identified by the agents For Sale board.

3 Llanwern Gilfachrheda



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



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