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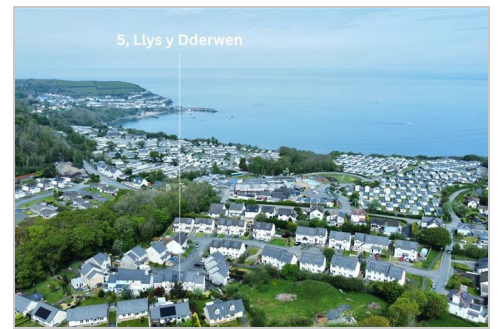
Established in 1895

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**5 Llys Y Dderwen, New Quay, Ceredigion, SA45 9SY**

**£180,000**

A deceptively spacious 3 bedroom house arranged over 3 storeys with electric heating, UPVC double glazing and solar PV panels in a popular development on the edge of the coastal village of New Quay renowned for its sandy beaches. Convenient to the larger Georgian harbour town of Aberaeron and also convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.



## Description



A mid terrace property being an ideal family home or for those looking for a buy to let investment offering deceptively spacious accommodation arranged over 3 levels with attractive easy to maintain terraced garden to rear. The property has parking to the front for 2 cars and has the benefit of solar PV panels having been installed although the vendors are unaware if these have been connected to a feed in tariff or not. The property would benefit from some general cosmetic improvement but is an ideal opportunity to get your foot on the property ladder. The property affords more particularly the following:

**Front entrance reception vestibule**  
leading to

**Living Room**  
13'10 x 11'7 (4.22m x 3.53m)



With wood effect flooring and access to under stairs storage cupboard. Front window.

**Kitchen**  
15' x 9'3 (4.57m x 2.82m)



With a good range of kitchen units at base and wall level incorporating 1 and 1/2 bowl sink unit, electric cooker point, plumbing for automatic washing machine, rear entrance door and door to cloakroom.

## Dining area





## Cloakroom



With W.C., wash handbasin and plumbing for automatic washing machine.

## First Floor Landing

### Bathroom



Having bath with tiles surround with shower attachment, wash handbasin, toilet, access to airing cupboard with copper cylinder.

## Rear Bedroom 1

11'6 x 8'6 (3.51m x 2.59m)



With panel heater.

## Front bedroom 2

10' x 8'2 (3.05m x 2.49m)



With full length fitted wardrobes.

## Stairs to Loft Room

15'4 x 11'4 (4.67m x 3.45m)



An ideal easy to maintain family home being ideal for first time buyers or buy to let investors and worthy of inspection at an early date.

With panel heater, 2 velux roof windows.

### Externally

Front tarmac parking area for 2 vehicles. Rear terraced garden area currently with artificial grass for ease of maintenance and large timber garden workshop.

### Services

We are informed the property benefits from connection to mains water, mains electricity and mains drainage. There are solar PV panels that have been fitted to the property with what appears to be a battery storage facility however the vendors have no details of how this operates.

### Directions



From Aberaeron take the A487 south, continue through Llanarth turning right by the Llanina Arms Hotel following the A486 into New Quay. On entering New Quay just before Quay West turn left by the Cambrian Hotel taking the first right, continue into the Llys y Dderwen development and the property can be found straight ahead of you at the end of the cul-de-sac as identified by the agents For Sale board.

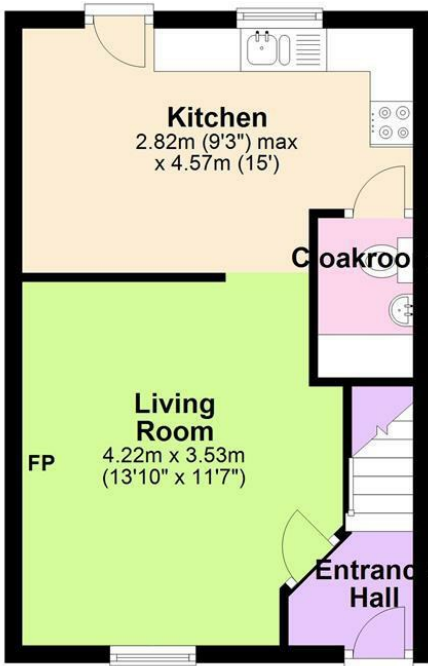
### Council Tax Band C

We understand the property is Council Tax Band C and the Council Tax payable for 2024/2025 financial year is £1869.

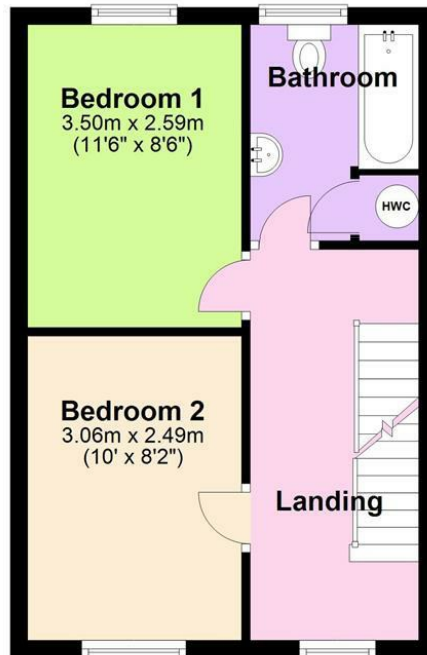
### Agents Notes



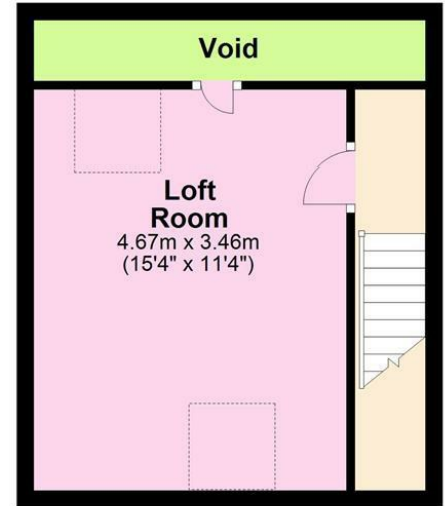
### Ground Floor



### First Floor



### Second Floor



The Floor plans are for guidance only.  
Plan produced using PlanUp.

## 5 Llŷ y Dderwen, Newquay



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>51</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>68</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>56</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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