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## **Pine Lodge Francis Street, New Quay, SA45 9QL**

**Guide Price £475,000**

Pine Lodge is a delightfully positioned, colonial style dormer bungalow offering the perfect blend of modern living and traditional character. With 4 spacious bedrooms and 3 well-appointed bathrooms, this property is ideal for families or those seeking extra space for guests. The house is beautifully presented, showcasing delightful character features that add to its unique charm.

Set in a picturesque position, overlooking New Quay and the West Wales coastline, this property is conveniently located within easy access to shops, cafes and recreational activities. The attractive gardens surrounding the property provide a serene outdoor space, perfect for enjoying the fresh sea air or entertaining guests.

Don't miss the opportunity to make one of New Quay's principle residences your own.

## Location



The property is located in an elevated position on the outskirts of New Quay, enjoying distant sea views and within walking distance of the popular local amenities and renowned sandy beaches. New Quay offers a good range of local facilities including primary school, doctors surgery, chemist, shops, selection of popular cafes, bars and restaurants.

Ideally located, being convenient to the larger towns of Aberaeron to the north and Cardigan to the south and being an ideal base for exploring this stunning part of the West Wales coastline, renowned for its sandy beaches and secluded coves.

## Description



The property comprises of a beautifully presented, detached dormer bungalow built in a colonial style, we understand in the 1930s with many attractive character features. The property has the benefit of uPVC double glazing and oil-fired central heating, offering refurbished accommodation and affords more particularly the following:

### Front recessed doorway

Leading to

### Hallway

18 long (5.49m long)

With polished timber flooring, radiator, dado rail and picture rail.

## Feature dogleg staircase



to first floor.

### Study / Bedroom 4

14 x 10 (into bay) (4.27m x 3.05m (into bay))



With sea views, picture rail and bay window.

### Living room

13'3 x 13'1 (into bay) (4.04m x 3.99m (into bay))



With double aspect windows, fireplace with woodburning stove, picture rail and radiator.

### Dining room

14'9 x 9'10 (4.50m x 3.00m)



Having a side bay window with fitted bench seating, polished tiled floor, ornamental fireplace, recessed alcove and cupboards, picture rail.

### Kitchen

13 x 11'10 (3.96m x 3.61m)



Having an attractive polished tiled floor with an extensive range of good quality kitchen units incorporating a central island and fitted appliances, including a NEFF double oven, hob with extractor fan over, dishwasher, 1.5 bowl sink unit. Leading into:

### Recessed breakfast area

6'7 x 6'3 (2.01m x 1.91m)



Rear entrance door.

### Side hallway

With tiled floor and side entrance door.

### Utility room

7 x 7'8 (2.13m x 2.34m)



Polished floor, base units incorporating a single drainage sink unit, plumbing for automatic washing machine, oil-fired central heating boiler and rear entrance door.

### Ensuite shower room

7'7 x 6'3 (2.31m x 1.91m)



With polished timber floor, half tiled walls, bath, wash handbasin, toilet, heated towel rail and radiator. Door to linen cupboard.

### Ground floor master bedroom

14'7 x 10'8 (4.45m x 3.25m)



With polished timber floor, side window and ensuite shower room.

### Shower room

8'2 x 5'9 (max) (2.49m x 1.75m (max))



Having tiled walls and floor, vanity unit with wash handbasin, W.C., shower cubicle, extractor fan, heated towel rail and radiator.

### First floor

#### Landing

Velux roof window, access to under eaves storage cupboards.

### Bedroom 2 first floor master

18 x 8'2 (5.49m x 2.49m)



Front dormer window, radiator, dressing area with mirror-fronted wardrobes and ensuite shower room.

### Bedroom 3

15 x 7'6 (4.57m x 2.29m)



Velux roof window, radiator, access to understairs storage cupboard.

### Ensuite shower room

7'10 x 6'3 (max) (2.39m x 1.91m (max))



With corner shower cubicle, toilet, wash handbasin set in vanity unit, Velux roof window, extractor fan, radiator and heated towel rail.

### Externally



One of the main features of this property is its attractive gardens and ample parking. To the front and side of the property is a tarmac driveway with a raised rear terrace with an attractive glass balustrade, further patio and seating areas, lawned gardens and further grassed parking area.

### Council Tax Band F

We understand the property is Council Tax Band F and the Council Tax payable for 2025/2026 financial year is £3,313.

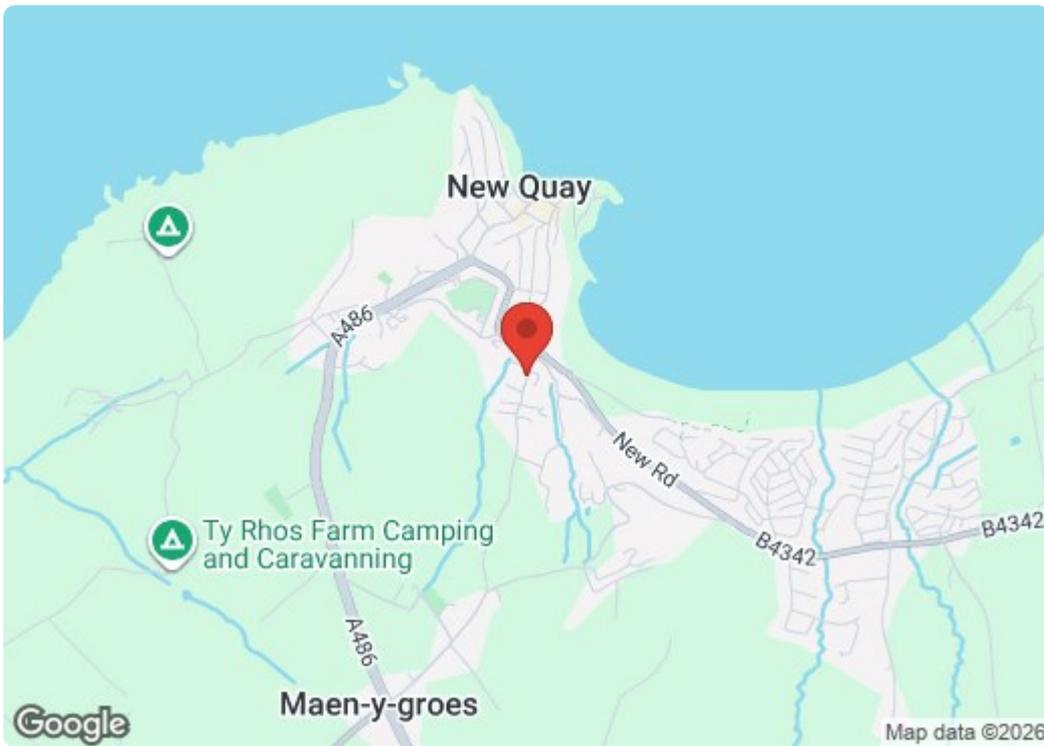
### Services

We are informed the property benefits from the connection to mains water, mains electricity, mains drainage, oil-fired central heating, telephone subject to transfer regulation and broadband available.

### Directions



On entering New Quay from Llanarth, turn left opposite Costcutters onto Francis Street. Go up the hill, past the bowling green and the property can be found on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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