



Dolwen 1 Llanwern, Gilfachrheda
New Quay Ceredigion SA45 9SD
No onward chain £315,000



For Sale by Private Treaty/ Ar Werth drwy Gytundeb

Well located on a quiet cul-de-sac residential estate on the edge of New Quay a detached 3 Bedroomed bungalow with detached garage, off-road parking and pleasant garden.

Mewn lleoliad da ar stad breswyl dawel ar ben ffordd gul ar gyrion Cei Newydd, mae gan y byngalo hwn 3 ystafell wely, garej, parcio oddi ar y ffordd, a gardd i'r cefn.

Dolwen
1 Llanwern Estate
Gilfachrheda
New Quay
SA45 9SD

Dolwen
1 Ystâd Llanwern
Gilfachreda
Cei Newydd
SA45 9SD

This desirable detached 3 Bedroomed bungalow is situated within 2 miles of the Coastal former fishing village of New Quay which provides for local amenities. Cei Bach and the beach is within walking distance. The Georgian Harbour town of Aberaeron is but 6 miles to the North.

Dolwen provides for 3 Bedroomed accommodation (one with en-suite facilities) and the accommodation on offer is highlighted on the attached floor plan. The property is double glazed and benefits from oil-fired central heating.

Mae'r byngalo 3 ystafell wely hwn wedi'i leoli o fewn dwy filltir i bentref arfordirol Cei Newydd, sy'n darparu ystod o gyfleusterau lleol. Mae Cei Bach a'r traeth o fewn pellter cerdded. Mae tref harbwr Sioraidd Aberaeron tua chwe milltir i'r gogledd.

Mae gan Dolwen 3 ystafell wely (un gyda chyfleusterau en-suite), ac amlinellir yr ystafelloedd a gynigir ar y cynllun llawr atodedig. Mae gan yr eiddo wydr dwbl ac mae'n elwa ar system gwres canolog tanwydd olew.

TENURE/ DEILIADAETH

Freehold. Rhydd-ddaliadol (Freehold).

CONTENTS/ CYNNWYS

Gall mwyafrif y cynnwys fod ar gael drwy drafodaeth ar wahân.

The majority of the contents may be available by separate negotiation.

SERVICES/ GWASANAETHAU

Mains electricity, water and drainage. Please refer to Ofcom for Internet speed and Mobile Signal by using the following link; www.checker.ofcom.org.uk

Trydan, dwr a draeniad y prif gyflenwad. Cyfeiriwch at Ofcom am wybodaeth ynghylch cyflymder rhyngwyd a signal ffôn symudol drwy ddefnyddio'r ddolen ganlynol: www.checker.ofcom.org.uk

COUNCIL TAX/ TRETH Y CYNGOR

Band D

VIEWING/ GWYLIO

Strictly by appointment with the sole selling

agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Trwy apwyntiad yn unig gyda'r unig asiant gwerthu; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 neu sales@aledellis.com

MONEY LAUNDERING REGULATIONS/ RHEOLIADAU GALCHU AR

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Bydd yn ofynnol i'r partion llwyddiannus ddarparu dogfennau adnabod cyfredol digonol i gadarnhau eu hunaniaeth yn unol â Rheoliadau Gwrth-Wyngalchu Arian. Er enghraifft: Pasbort / Trwydded Yrru Ffotograffig a bil cyfleustodau cyfredol.

LAND TRANSACTION TAX/ TRETH TRAFODION TIR

The purchase of this property may be subject to Land Transaction Tax (LTT), with the amount payable depending on the purchase price and the buyer's circumstances. For an estimate, please use the Welsh Revenue Authority Land Transaction Tax calculator at <https://www.gov.wales/land-transaction-tax-calculator> and/or seek advice from your solicitor or financial adviser.

Gall prynu'r eiddo hwn fod yn ddarostyngedig i

Dreth Trafodiadau Tir (TTT), gyda'r swm sy'n daladwy yn dibynnu ar y pris prynu ac amgylchiadau'r prynwr. I gael amcangyfrif, defnyddiwch gyfrifiannell Treth Trafodiadau Tir Awdurdod Cyllid Cymru yn: <https://www.gov.wales/land-transaction-tax-calculator> ac/neu holwch am gyngor gan eich cyfreithiwr neu gynghorydd ariannol.

Dolwen provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital camera.

Mae Dolwen yn cynnig y llety canlynol. Mae pob mesuriad yn fras. Mae pob llun wedi'i dynnu gan ddefnyddio camera digidol.

GLAZED ENTRANCE DOOR TO/ DRWS MYNEDIAD GWYDR I'R

PORCH/ PORTSH

with front entrance door to

gyda drws i'r

RECEPTION HALLWAY/ CYNTEDD DERBYN

Airing cupboard also housing the electric consumer unit. Radiator. Ladder access to roofspace. Doors to

Cwprdd crasu sydd hefyd yn cynnwys yr uned defnydd trydan. Gwresogydd. Mynediad ac ysgol i'r gofod to. Drysau i:



SEPARATE WC/ TOILED AR WAHÂN

with washbasin and radiator.

gyda basn ymolchi a gwresogydd.

KITCHEN/ CEGIN

13'5 x 7'4 (4.09m x 2.24m)

Single drainer stainless steel sink unit with appliance spaces and built in Hotpoint 4 ring hob and NEFF electric cooker. Eye level units with extractor fan, cooker point, tiled splashbacks. Breakfast bar. Window to side and radiator.

Uned sinc dur gwrthstaen gydag un draenydd, lleoedd ar gyfer offer, hob Hotpoint pedair cylch a ffwrn drydan NEFF. Unedau wal gyda ffan echdynnu, pwynt coginio a chefnfyrdau wedi'u teilio. Bar brecwast. Ffenestr i'r ochr a gwresogydd.



L SHAPED LIVING/ DINING ROOM/ YSTAFELL FYW / FWYTA

DINING AREA/ ARDAL FWYTA

15'8 x 8'8 (4.78m x 2.64m)

Window to side, radiator.

Ffenestr i'r ochr, gwresogydd.



LIVING AREA/ ARDAL FYW

7'8 x 22'4 (2.34m x 6.81m)

Feature fireplace, French door and picture window to garden. Radiator.

Lle tân nodweddiadol, drysau Ffrengig a ffenestr yn edrych dros yr ardd. Gwresogydd.



INNER HALLWAY/ CYNTEDD MEWNOL

Doors to

Drysau i:

BEDROOM 1/ YSTAFELL WELY 1

9'8 x 10'3 max (2.95m x 3.12m max)

Radiator. Access to

Gwresogydd. Mynediad i'r:



REAR PORCH/ CYNTEDD CEFN

3'6 x 5'5 (1.07m x 1.65m)

with door to garden.

Gyda drws i'r ardd.

BEDROOM 2/ YSTAFELL WELY 2

9'4 x 12'9 (2.84m x 3.89m)

Fitted bedroom furniture, radiator and window to side.

Dodrefn ystafell wely pwrpasol, gwresogydd a ffenestr i'r ochr.



BEDROOM 3/ YSTAFELL WELY 3

10'4 x 12'5 (3.15m x 3.78m)

Radiator, window to side. Door to

Gwresogydd, ffenestr i'r ochr. Drws i'r:



EN-SUITE BATHROOM/ YSTAFELL YMOLCHI EN-SUITE

8'1 x 6' (2.46m x 1.83m)

Bath with shower over and screen, WC, bidet and washbasin. Heated towel rail. Fully tiled, extractor fan. Underfloor heating.

Bath gyda cawod uwchben a sgrin, toiled, bidet a basn ymolchi. Rheilen dywelion wedi'i gwresogi. Wedi'i deilio'n llawn, gyda ffan echdynnu. Gwres o dan y llawr.



SHOWEROOM/ YSTAFELL GAWOD

4'4 x 8'8 (1.32m x 2.64m)

Shower cubicle with TRITON shower, WC, washbasin, towel rail, radiator.

Ciwbicl cawod gyda chawod TRITON, toiled, basn ymolchi, rheilen dywelion a gwresogydd.



EXTERNALLY/ TU ALLAN

Gated vehicular access to tarmacadamed vehicular hardstanding and turning area.

Mynedfa â gatiâu i ardal wedi'i tharmacadu ar gyfer parcio a throi cerbydau.





Plymio ar gyfer peiriant golchi awtomatig. Uned sinc dur gwrthstaen gydag un draenydd.



GARAGE/ GAREJ

11' x 17'8 (3.35m x 5.38m)

Up and over door, window to rear. Access to

Drws i fyny ac drosodd, ffenestr i'r cefn. Mynediad i'r:

STOREROOM/ YSTAFELL STORIO

8'2 x 5'6 (2.49m x 1.68m)

Housing oil fired central heating boiler. Shelving.

Yn cynnwys y boeler gwres canolog tanwydd olew. Silffoedd.

UTILITY ROOM/ YSTAFELL GYFLEUSTERAU

5'7 x 7'5 (1.70m x 2.26m)

Plumbing for automatic washing machine. Single drainer stainless steel sink unit.



Further side garden area laid to lawn with Greenhouse and shrubs.

Gardd ychwanegol i'r ochr wedi'i gosod â lawnt, ty gwydr a llwyni.

DIRECTIONS/ CYFARWYDDIADAU

OS Grid Reference SN4099759098

(What3Words:///upholds.gazed.steepest)

From Aberystwyth take the A487 Coastal trunk road South through Aberaeron for approximately 20 miles to the edge of Llanarth. Turn right at the crossroads (signposted Cei Bach) ½ a mile further than Moody Meadows and proceed for approximately 2 miles. The estate is on the left-hand side just after the chapel and cemetery.

Cyfeirnod Grid OS: SN4099759098

(What3Words: ///upholds.gazed.steepest)

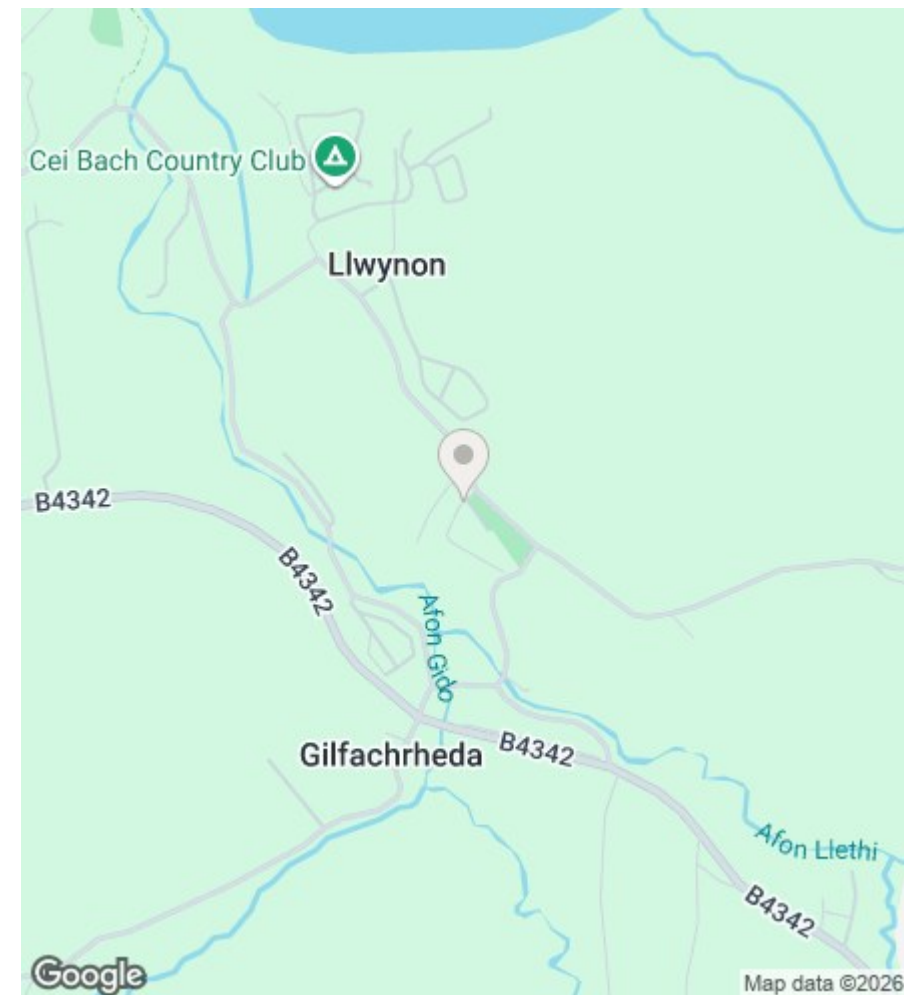
O Aberystwyth, dilynwch yr A487 tua'r de am tua
20 milltir drwy Aberaeron i gyrion Llanarth. Trowch
i'r dde wrth y groesffordd (wedi'i harwyddo tuag at
Gei Bach) tua hanner milltir y tu hwnt i Moody
Meadows a pharhewch am oddeutu 2 filltir. Mae'r
ty ar yr ochr chwith yn syth ar ôl y capel a'r fynwent.



Total area: approx. 133.8 sq. metres (1440.3 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Dolwen 1 Llanwern, Gilfachrheda, New Quay



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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