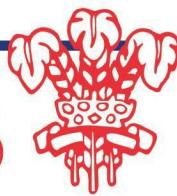


EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895



www.evansbros.co.uk

OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



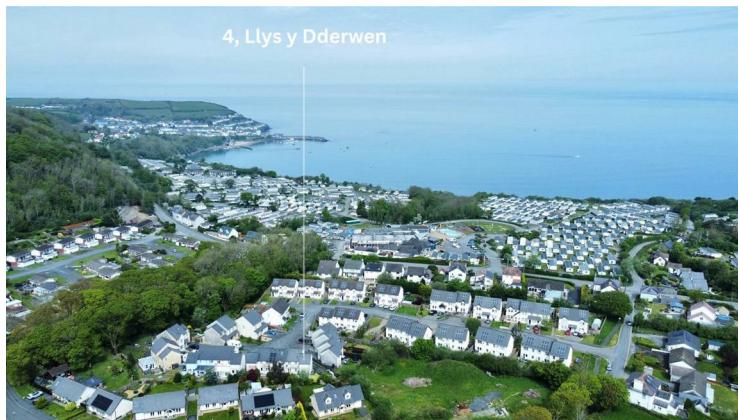
4 Llys Y Dderwen, New Quay, Ceredigion, SA45 9SY

£249,950

A lovely coastal home offering deceptively spacious 3 bedroom 2 bathroom accommodation with the benefit of oil-fired central heating and double glazing. Having a good sized front and side driveway with parking for several cars and attractive decked rear terrace with summer house being easy to maintain.

A popular location on the outskirts of the seaside fishing village of New Quay, renowned for its sandy beaches, within walking distance of a regular bus route and approximately 7 miles from the Georgian town of Aberaeron and convenient to the many sandy beaches and secluded coves of this popular West Wales coastline.

Location



Attractively located on a residential cul-de-sac of similar properties on the outskirts on New Quay. The property is conveniently located within walking distance of a bus route and a further walk on to the lovely beaches at Llanina Point and Cei Bach. New Quay offers a good range of everyday facilities including primary school, shops, pubs, hotels, doctors surgery and chemist, and is also convenient to Aberaeron with the larger town of Cardigan within half an hours drive to the south.

Description



The property comprises an end of terrace property constructed approximately 20 years ago offering deceptively spacious accommodation, a feature of which is the rear decked terrace with the vendors informing us that this is a real sun trap in the summer months. The property has the benefit of oil-fired central heating and provides the following accommodation:

Front entrance door to

Living room

23'6 x 12 (7.16m x 3.66m)



With radiator and patio doors to rear.

Recess

6'10 x 4'6 (2.08m x 1.37m)

Kitchen

18'3 x 9'8 (5.56m x 2.95m)



A large room, great for entertaining with extensive base and wall units incorporating a 5 ring LPG hob, electric oven, breakfast bar and rear entrance door

Cloakroom/utility room



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

First floor

Landing with doors to:

Master bedroom

13'1 x 9'6 (3.99m x 2.90m)



Built-in wardrobes, radiator, door to ensuite shower room.

Ensuite shower room



Being fully tiled with shower, wash handbasin, toilet and radiator.

Front Bedroom 2

11'9 x 11 (3.58m x 3.35m)



Built-in wardrobes, 2 front windows, radiator.

Rear bedroom 3

11'3 x 9'5 (3.43m x 2.87m)



Built-in wardrobes, radiator, rear window.

Bathroom



Fully tiled with bath having shower unit over, wash handbasin, toilet, radiator, access to airing cupboard.

Externally



Front and side driveway with parking for several vehicles. To the rear of the property is an attractive decked terrace, refurbished some years ago with an easy to maintain composite material, with a summer house having power connected, ideal for those alfresco evenings. We are informed by the vendors that this is a sun trap in the lovely summer months.

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 Dderwen development and the property can be found straight ahead of you at the end of the Cul-du-sac as identified by the agents For Sale board.

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

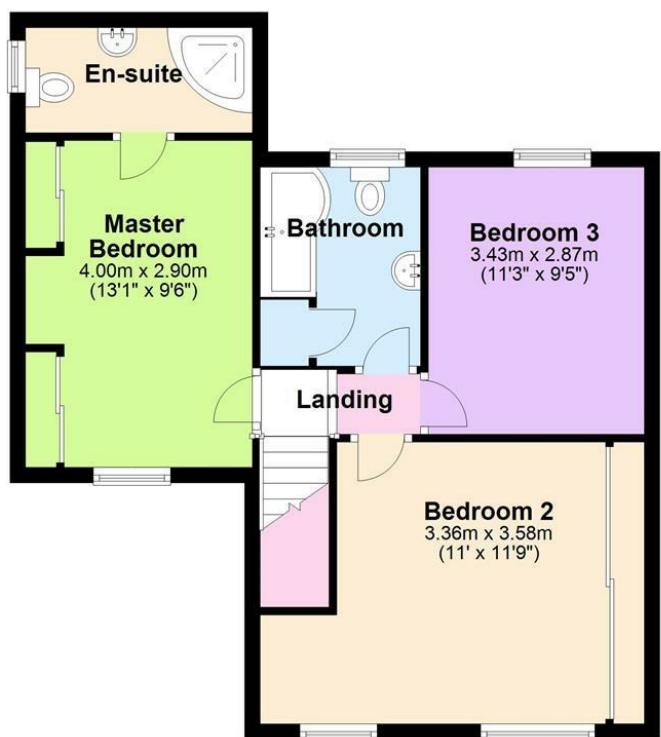
Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)

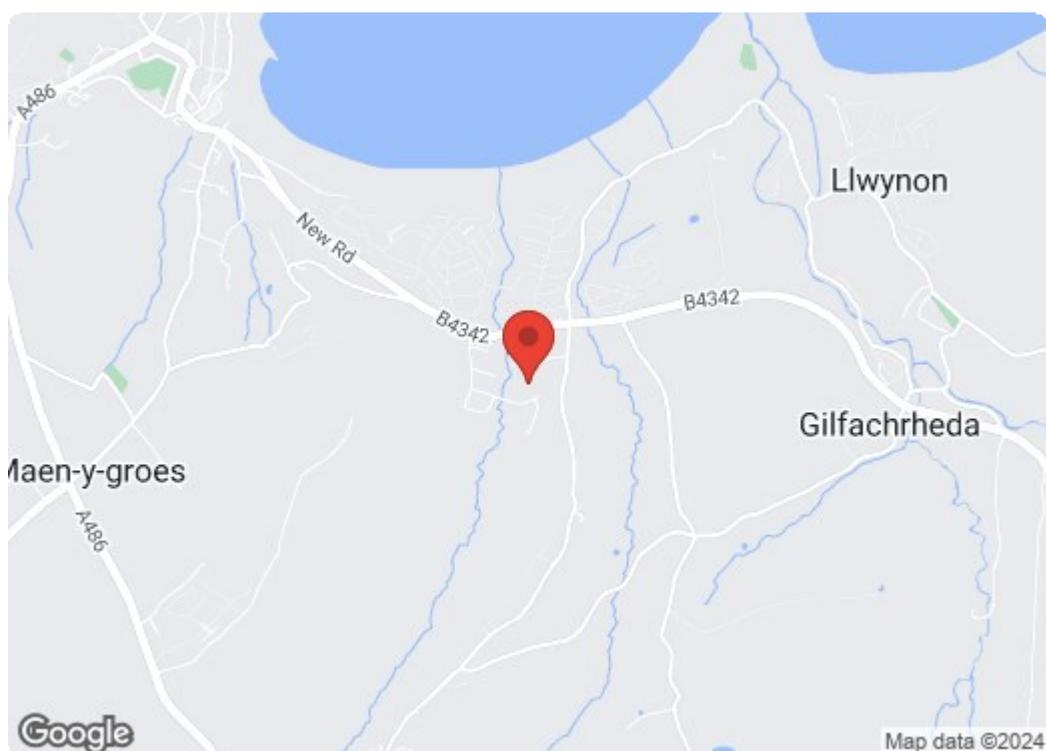


Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

4 Llys Y Dderwen, New Quay



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Current	Potential

Very environmentally friendly - lower CO₂ emissions

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

EU Directive 2002/91/EC

England & Wales

Current	Potential

Very environmentally friendly - lower CO₂ emissions

EVANS BROS.

EVANS BROS.

EVANS BROS.

39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB **MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE** **5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**
Tel: (01570) 422395 **Tel: (01570) 480444** **Tel: (01267) 236611**