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

£180,000

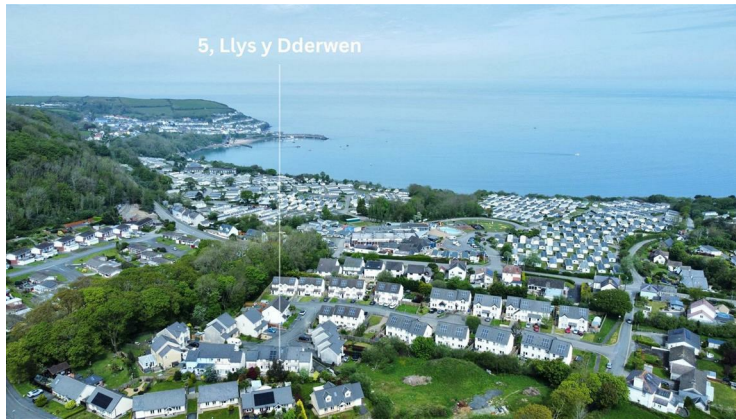
Ideal for first time buyers or buy to let investors

Welcome to this charming 3 bedroom property located in the picturesque coastal town of New Quay. This delightful house boasts a cosy reception room, perfect for relaxing with family and friends.

The property is spaciouly arranged over 3 levels and offers a generous living space with parking available for up to two vehicles at the front of the property. Additionally, the rear terraced garden provides a lovely outdoor space to enjoy some fresh air and those lovely alfresco evenings.

Situated in a tranquil location, this house offers a peaceful retreat while still being close to local amenities. Don't miss the opportunity to make this property your new home in the heart of New Quay.

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 the Georgian harbour town of Aberaeron with the larger town of Cardigan within half an hours drive to the south.

Description



A 3 bedroomed mid terrace property being an ideal family home or for those looking for a buy to let investment. Constructed approximately 20 years ago, this property offers deceptively spacious accommodation and is arranged over 3 floors with an attractive, easy to maintain terraced garden to the rear. The property has parking to the front for 2 cars and has the benefit of solar PV panels, 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)

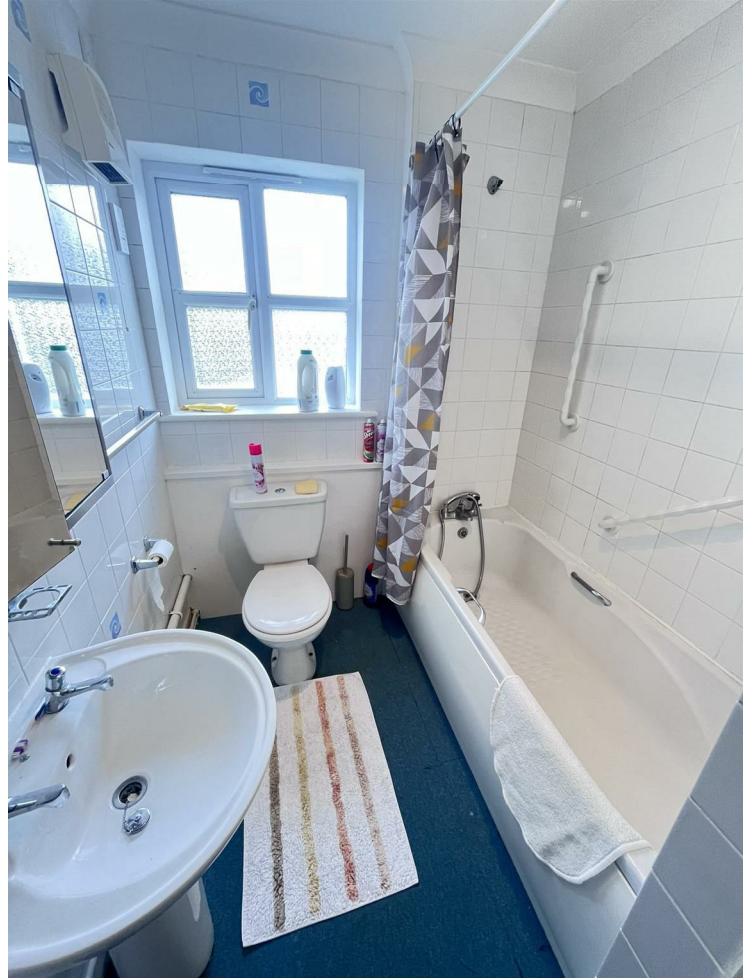


With a good range of kitchen units at base and wall level incorporating 1.5 bowl sink unit, electric cooker point, plumbing for automatic washing machine, rear entrance door and door to cloakroom.

Dining area



Bathroom



Cloakroom



Having bath with tiled 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 W.C., wash handbasin and plumbing for automatic washing machine.

First Floor Landing



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)



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 holiday park turn left by the Cambrian Hotel, then take the first right. Continue into the Llys y Dderwen development and the property can be found at the end of the cul-de-sac as identified by the agents For Sale board.

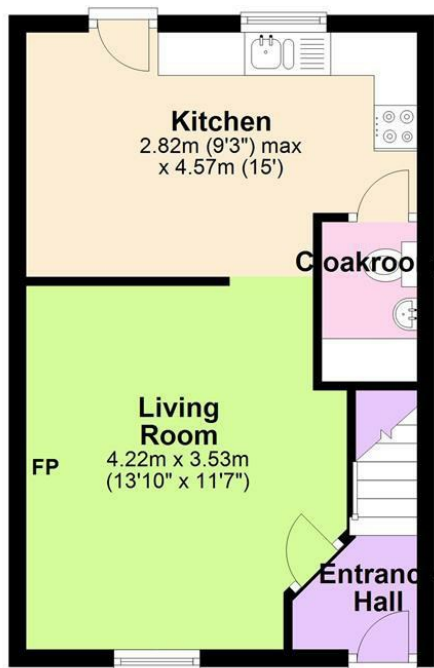
Council Tax Band C

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

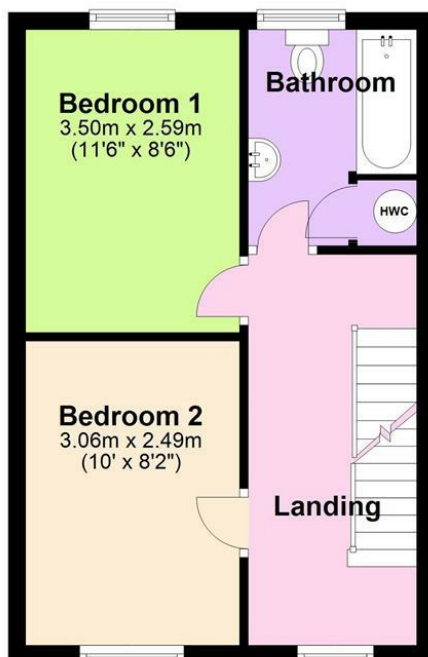
Agents Notes

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

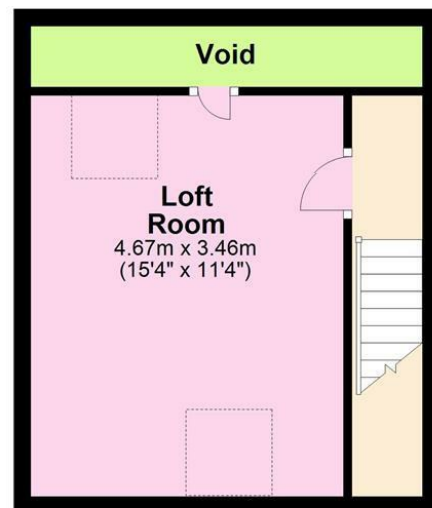
Ground Floor



First Floor

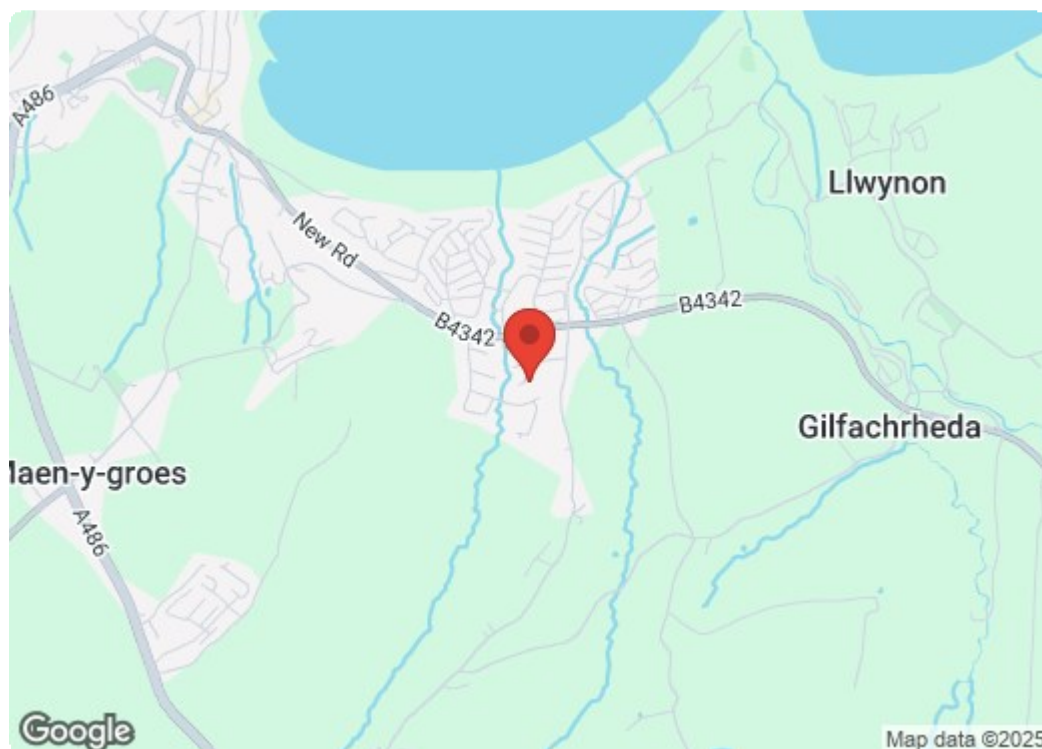


Second Floor



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

5 Llys y Dderwen, Newquay



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		68
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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