

**[www.evansbros.co.uk](http://www.evansbros.co.uk)**

**OnTheMarket.com**

**1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS**

**Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)**



**Luvly Mondays Maenygroes, Maenygroes, New Quay, SA45 9TP**

**Asking Price £475,000**

A delightfully situated costal residence offering immaculately presented 3 bedroom, 2 bathroom accommodation with beautifully landscaped gardens and grounds (yet being easy to maintain) in the popular coastal location of Maenygroes, close to the pretty seaside village of New Quay, renowned for its sandy beaches. The property is also convenient to the Georgian harbour town of Aberaeron to the north and Cardigan to the south.



## Description



An attractive detached property of traditional construction built, we are informed, in 2005 with the benefit of oil-fired central heating and uPVC double glazing throughout. This property is ideal for those looking for a turnkey purchase and is in our opinion, ready for immediate occupation in a popular coastal locality.

The accommodation provides, more particularly:

### Front entrance door

to:

### Hallway

13'8 x 7'2 (4.17m x 2.18m)

With timber effect flooring and open vaulted ceilings with Velux roof window.

### Cloakroom

A spacious cloakroom with toilet and wash handbasin.

### Living Room

18 x 15 (5.49m x 4.57m)

With feature front bay window enjoying distant sea views, also with TV points and coving.

### Dining Room

11'8 x 10'5 (3.56m x 3.18m)

With timber effect flooring and patio door to rear garden. Archway to kitchen area.

### Kitchen

11'4 x 11 (3.45m x 3.35m)

With an attractive range of elm kitchen units incorporating a Belfast sink unit, fitted oven, hob with extractor hood over, wine rack and spot lighting.

### Utility Room

9 x 8'6 (2.74m x 2.59m)

With plumbing and space for automatic washing machine and tumble dryer, oil-fired central heating boiler, radiator and rear entrance door.

### Ground Floor Bedroom

13' x 11 (3.96m x 3.35m)

With rear window, radiator and ensuite shower room.

### Ensuite Shower Room

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

## Galleried Landing

Overlooking the hallway.

## Bedroom 2

14'6 x 11 (4.42m x 3.35m)

With a front window having distant sea views.

## Master Bedroom

18 x 17'8 (5.49m x 5.38m)

Having a front window with distant sea views along with a radiator and spot lighting.

## Spacious Bathroom

13'9 x 8'5 (4.19m x 2.57m)

Having fully tiled walls and floor with bath, double shower cubicle, bidet, wash handbasin and toilet.

## Externally



A feature of this property is the beautifully presented gardens and grounds with a front gravelled driveway leading to an attached garage. The property also boasts attractive lawned gardens contained within a mature hedge boundary for privacy.

The gardens are so well kept at this property that the vendor has his own personal putting range!

## Attached Garage

With rear courtesy door, drop down ladder to storage area above.

## Rear terrace



Enclosed within a hedge boundary for privacy with a summer house and aluminium greenhouse.

## Directions



The property is best approached by taking the A487 turning towards New Quay in the village of Llanarth. Continue through the village of New Quay on the A487 towards Synod Inn until reaching the village of Maenygroes. Turn left at the village square and the property can be found on the right hand side thereafter.

## Services

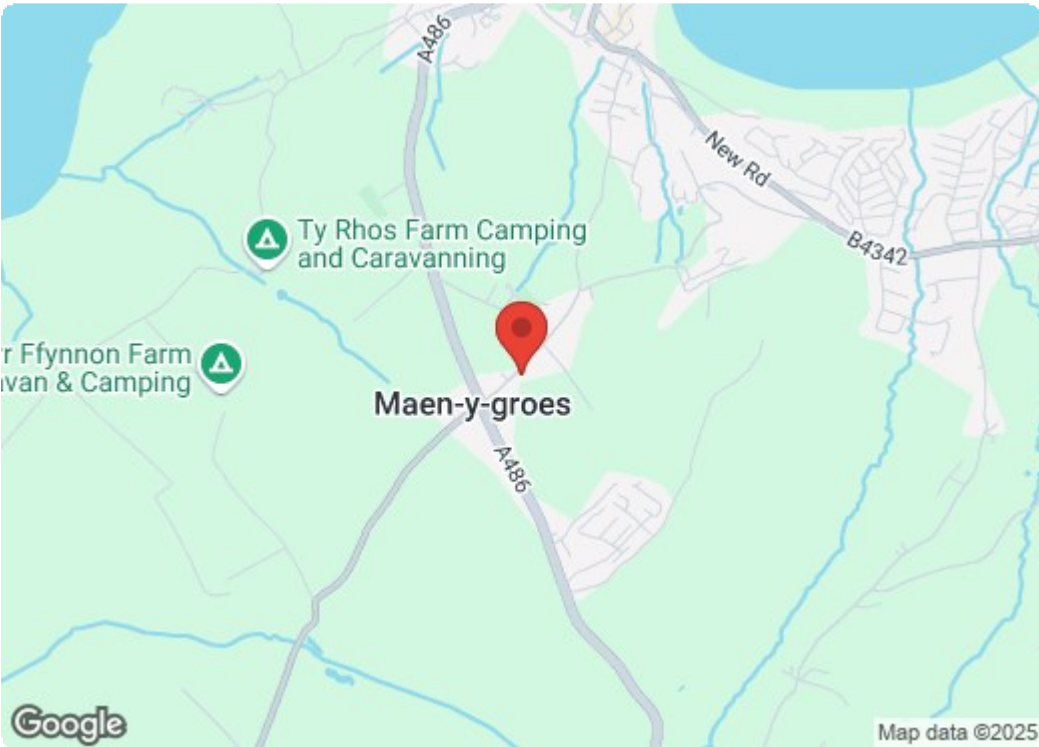


We are informed that the property is connected to mains electricity, mains water, mains drainage with oil-fired central heating and Fibre broadband connection.

## Council Tax Band F

Council Tax Band F with amount payable for 2025/2026 being £3313.20.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		73
(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		
England & Wales		EU Directive 2002/91/EC



39 HIGH STREET, LAMPETER,  
CEREDIGION, SA48 7BB  
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER,  
CARMARTHENSHIRE, SA40 9UE  
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN,  
CARMARTHENSHIRE, SA31 1PG  
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R.Evans M.R.I.C.S.,