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## 12 Dolphin Court, New Quay

£585,000 Freehold

Executive New Homes • Five Bedrooms Set Over Three Floors

### Contact Cardigan Office



5 High Street, Cardigan,  
Ceredigion SA43 1HJ

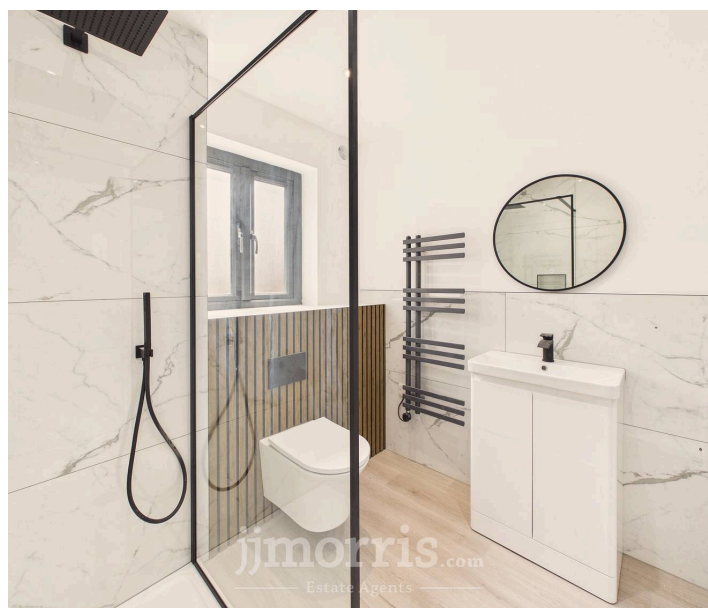
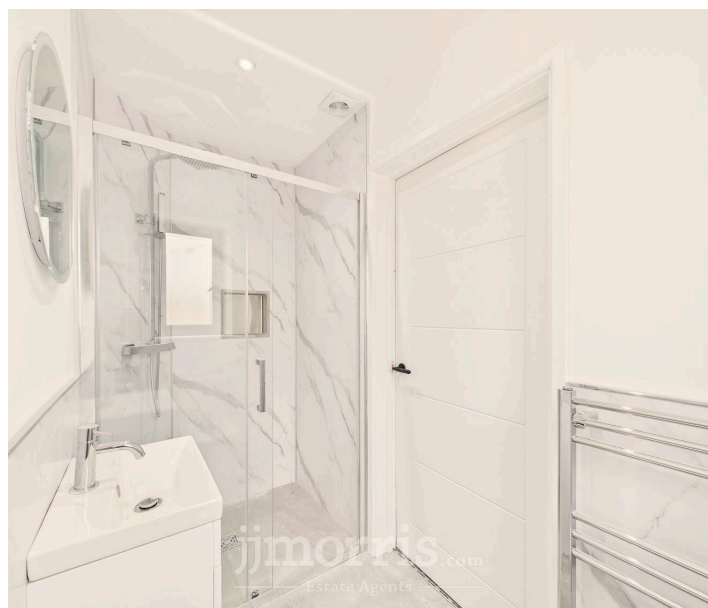


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### **General**

This successful development opportunity cannot be missed. Sit within an elevated plot on the development. Dolphin Court is a sought after development within this beautiful harbour village. The availability of these plots is very rare and these particular house types are the most popular and spectacular within the development scheme. The houses will be finished to the highest order with high specification kitchen and bathrooms and quality living accommodation. There is an opportunity now to select your own choice of flooring, tiling, kitchens and bathrooms now! The accommodation provides:-

### **GROUND FLOOR**

#### **Reception Hall**

#### **Bedroom One**

#### **Ensuite**

Corner shower, WC, single hand wash basin.

#### **Bedroom Two**

#### **Bedroom Three**

#### **Ground Floor Shower Room**

Open shower with side glass panel, WC, single hand wash basin.



## Utility Room

## Garage

## FIRST FLOOR

### Landing

Open staircase to all floors and rooms.

### WC

WC, single hand wash basin.

### Kitchen/Dining Room

With feature concertina doors to balcony, custom designed kitchen with integrated appliances.

### Balcony

Accessed from kitchen and dining area to feature external area with views to Cardigan Bay Coast. Ideal for relaxing and entertaining.

### Living Room

Window to the front.

## SECOND FLOOR

### Bedroom Four

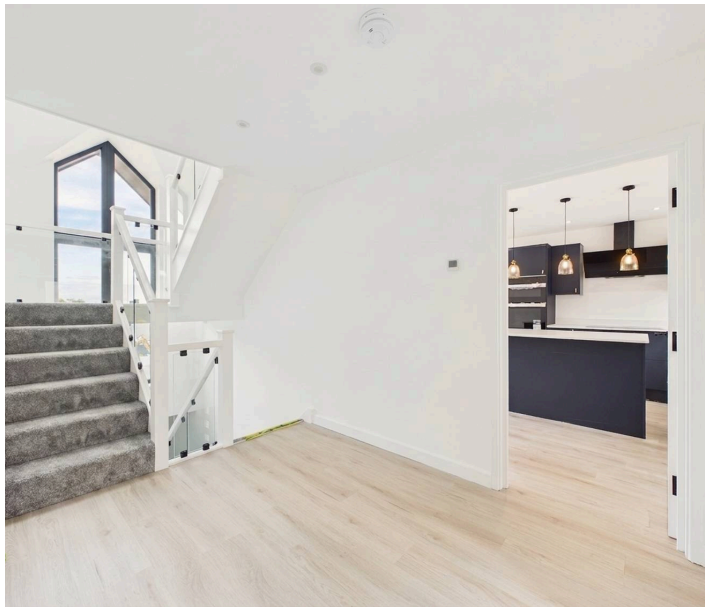
### Bedroom Five

### Bathroom

Panelled bath, corner shower, WC, single hand wash basin.







### Utilities & Services

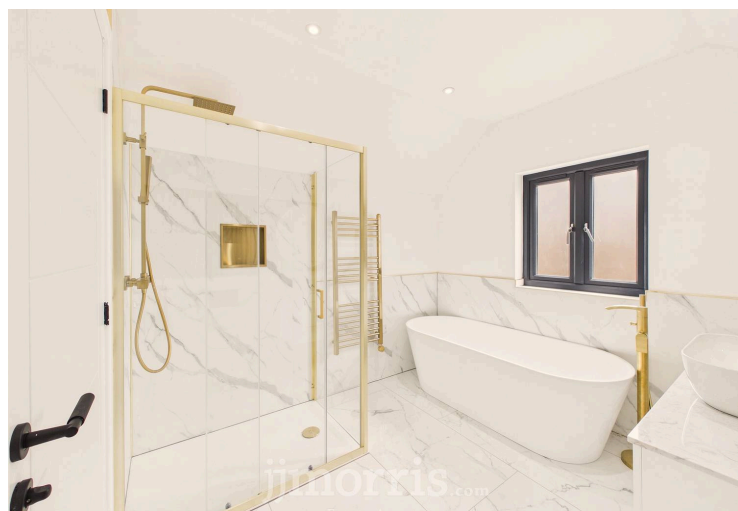
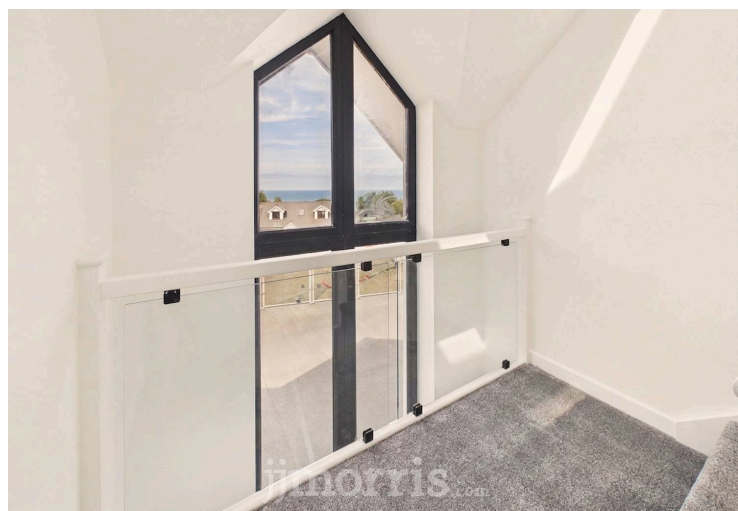
Heating Source: Air source heat pump. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band tbc What3Words: ///danger.conceals.react

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 11mbps upload and 59mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

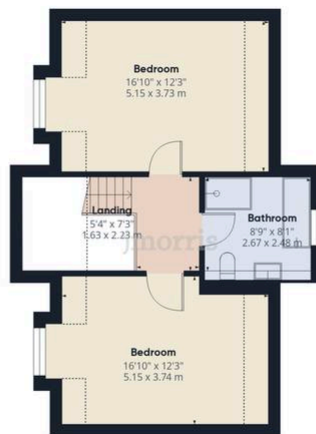
The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor and indoor. O2 - Good outdoor and indoor. Vodafone. - Good outdoor. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





## GARDEN

The property is accessed from the adjoining estate road to an elevated plot with off-road parking. To the rear is a private garden.



You can include any text here. The text can be modified upon generating your brochure.



