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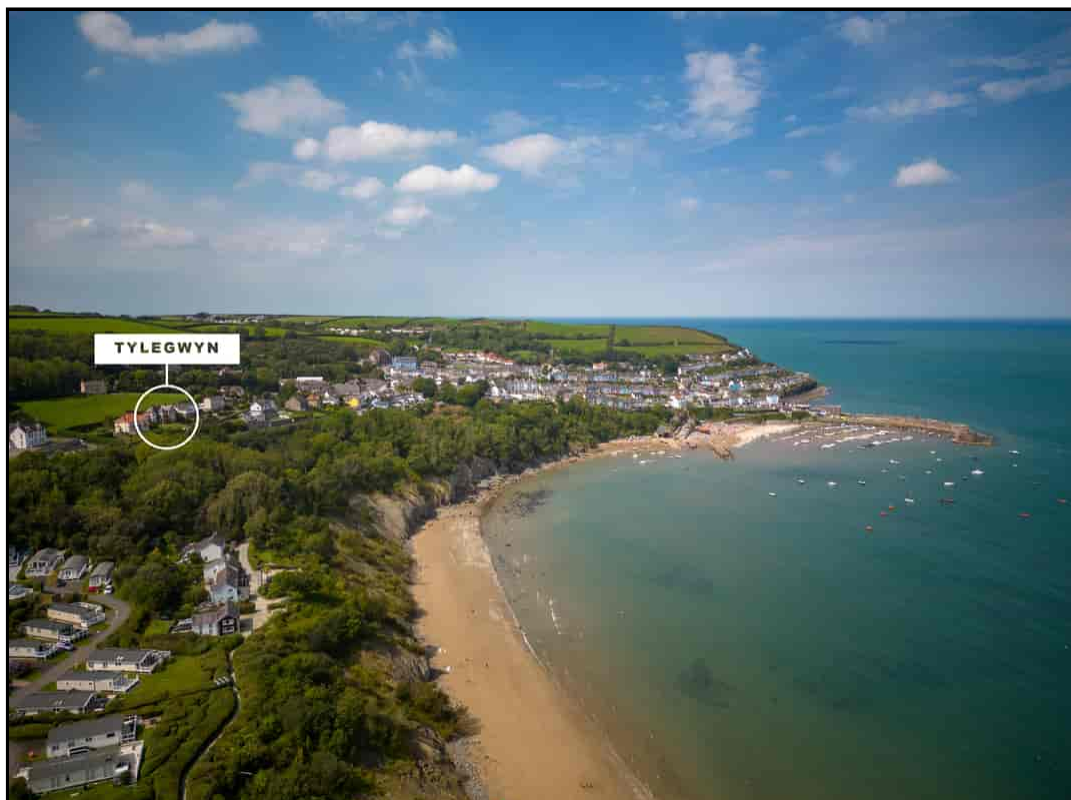


RICS



Since 1989

*Prestigious Landmark Character Property. 3/4 Bed Dez Rez. Panoramic Coastal Views. New Quay
- West Wales.*



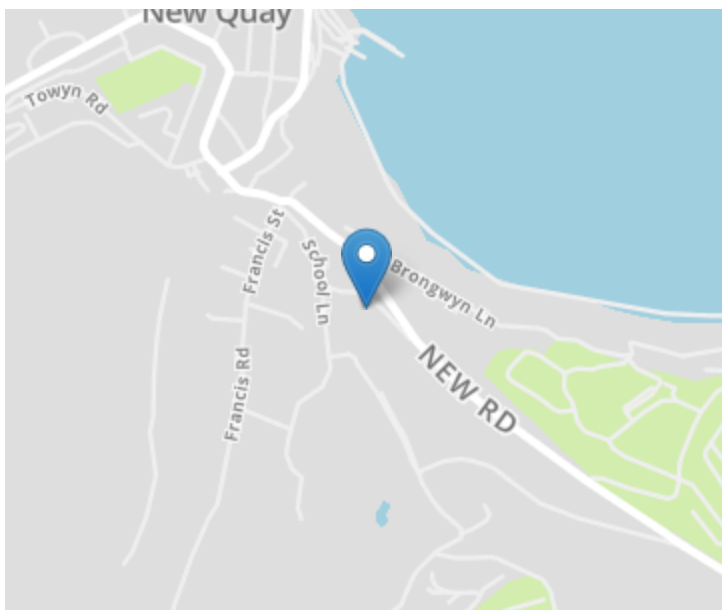
Tylegwyn, New Quay, Ceredigion. SA45 9QS.

Ref R/3252/DD

£730,000

****Handsome Detached Residence**Classic Edwardian Style with feature corner turret windows**Wealth of original features**Elevated location with outstanding views over New Quay harbour and Cardigan Bay**3/4 Bed Accommodation**Full Central Heating**Garage**Attractive Grounds****

Situated in one undoubtedly one of the most attractive locations within the popular seaside resort and coastal fishing village of New Quay on the Cardigan Bay West Wales Coast. Stands proudly away from the main thoroughfare, yet within an easy reach of convenience stores, chemist, primary school, harbour and sea front, and its array of pubs, eating houses and gift shops. The Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities lies within some 8 miles distance and an easy reach of the larger Marketing and Amenity Centres of the area.



Covered Front Entrance



GENERAL



A handsome Period property located in an enviable position overlooking New Quay harbour and Cardigan Bay.

Enjoying an elevated and picturesque setting this characterful house is instantly recognised as one of the most prominent houses in New Quay enjoying a quiet and peaceful location.

Surrounded by houses of equal stature, this is an opportunity not to be missed.

Spacious 3-4 Bed Accommodation, mostly orientated to maximise outlook over the Bay.

A WONDERFUL HOUSE FOR THOSE SEEKING THEIR ULTIMATE DEZ REZ.

GROUND FLOOR



With original timber uprights and arched detail with slate roof over. Solid original entrance door with circular Bevelled glass inset and fan light over. Leads to -

Reception Hall



16' 5" x 8' 6" (5.00m x 2.59m) with original mosaic tiled flooring, arched ceiling cornices and covings. Picture rail. Front window. Central Heating radiator.

Reception Room

16' 0" x 12' 7" (4.88m x 3.84m) into large bay window with stained glass features, Period cast iron fireplace with antique wood surround, original picture rail and covings, 2 central heating radiators.





(Views from Reception Room)



Breakfast Room



15' 0" x 12' 2" (4.57m x 3.71m) into walk in circular/turret window with outstanding sea views and stained glass features, original fireplace with tiled and wood surround, built in cupboard, original picture rails, also a side aspect window with stained glass features, 2 central heating radiators.

Rear Kitchen/Breakfast Room



13' 3" x 10' 4" (4.04m x 3.15m) with a tiled floor, a fitted range of base and wall cupboard units and central island with formica working surfaces, stainless steel single drainer sink unit h&c, Neff stainless steel eye level double oven, ceramic hob unit with cooker hood, part tiled walls, 2 side aspect windows, built in cupboards, shelved larder with plumbing for a dishwasher.

Downstairs Shower Room



With half tiled walls, central heating radiator, shower cubicle and low level flush toilet and wash hand basin.

Rear Hallway

With tiled floor. Access to -

Useful Dry Cellar



15' 2" x 13' 2" (4.62m x 4.01m) (7'4" headroom) Houses the Grant oil fired central heating boiler. Deep Freeze points. Side window.

Rear Covered Walk Way/Small Conservatory



15' 2" x 6' 0" (4.62m x 1.83m) With glass roof and tiled floor, 2 exterior doors and leads to -

Outside Utility Room

With plumbing for automatic washing machine.

FIRST FLOOR

Large Galleried Landing



17' 7" x 10' 5" (5.36m x 3.17m) (max), Approached via an impressive staircase.

Bathroom

12' 9" x 6' 5" (3.89m x 1.96m) with a coloured suite provides a corner bath, wash hand basin and toilet and a built in airing cupboard. Half tiled walls, central heating radiator.



Front Master Bedroom 1

14' 4" x 12' 7" (4.37m x 3.84m) into a glorious bay window with far reaching coastal views, double panel radiator.





Rear Double Bedroom 2

15' 0" x 12' 5" (4.57m x 3.78m) into a corner positioned turret window with outstanding sea views.



Rear Double Bedroom 3



13' 10" x 8' 9" (4.22m x 2.67m) with central heating radiator, side aspect window, built in cupboards.

Front Study / 4th Bedroom

9' 5" x 6' 4" (2.87m x 1.93m) with built in cupboards, front aspect window and access to -

Large Loft Overall

Divided into two main sections 34' x 15' and 12' x 12' with 2 gable end windows.

EXTERNALLY

Walled forecourt to street frontage.

Single Garage

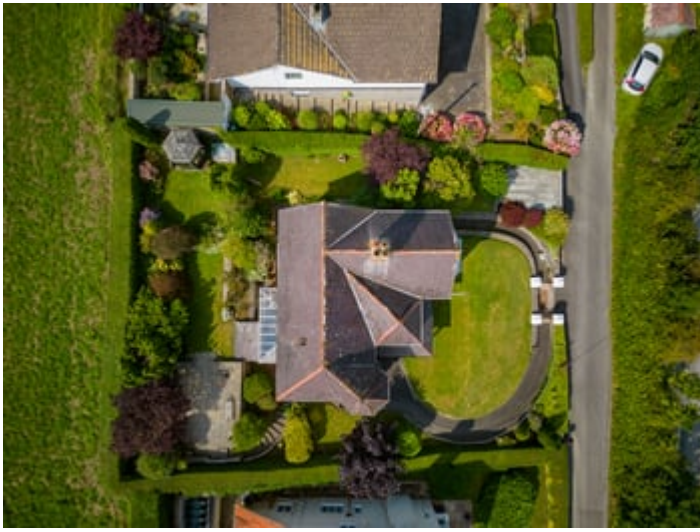


With up and over door.

Pedestrian gateway from street level with sweeping pathways leading up to the forecourt of the property.

To the Front





To the front is a large lawned garden area with paths surrounding the house.

To one side are further grassed areas and to the other steps lead up to -

To the Rear

An elevated rear impressive patio area bounded by low stone walls and mature ornamental trees and shrubs.

Lawned garden area and an archway through to a further small 'secret' garden, again laid down to a lawn area with mature ornamental trees and shrubs and a Gazebo Sun House.





TENURE

The property is of Freehold Tenure.

Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

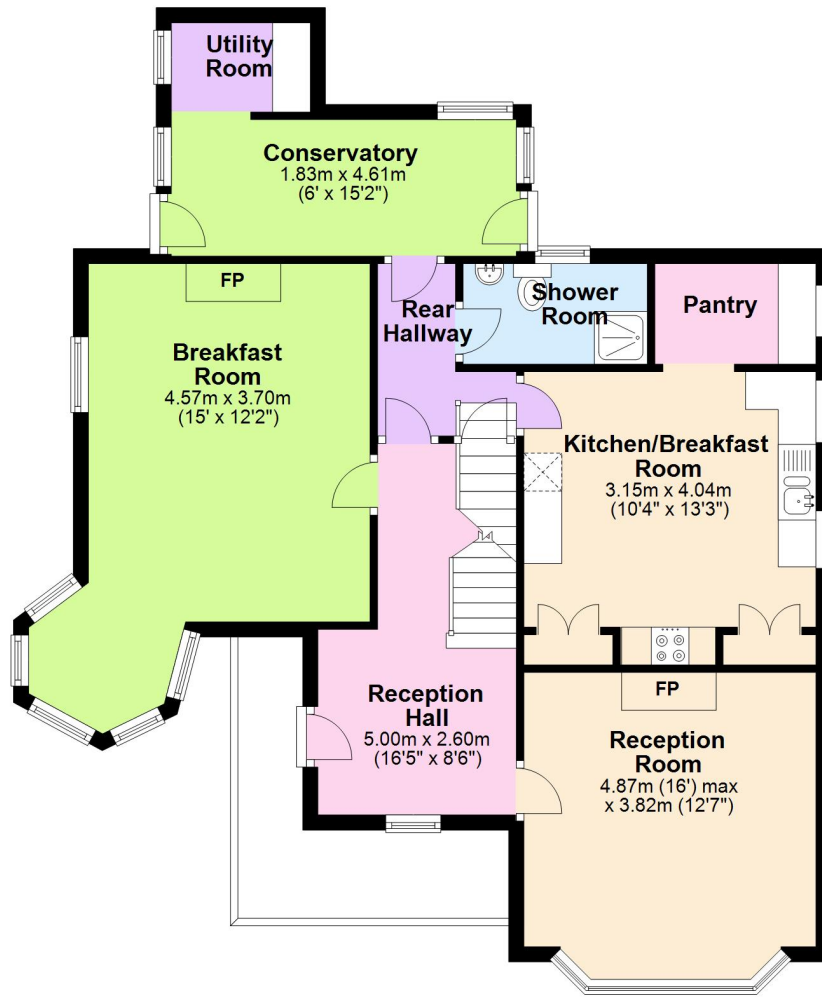
Council Tax Band F

Directions

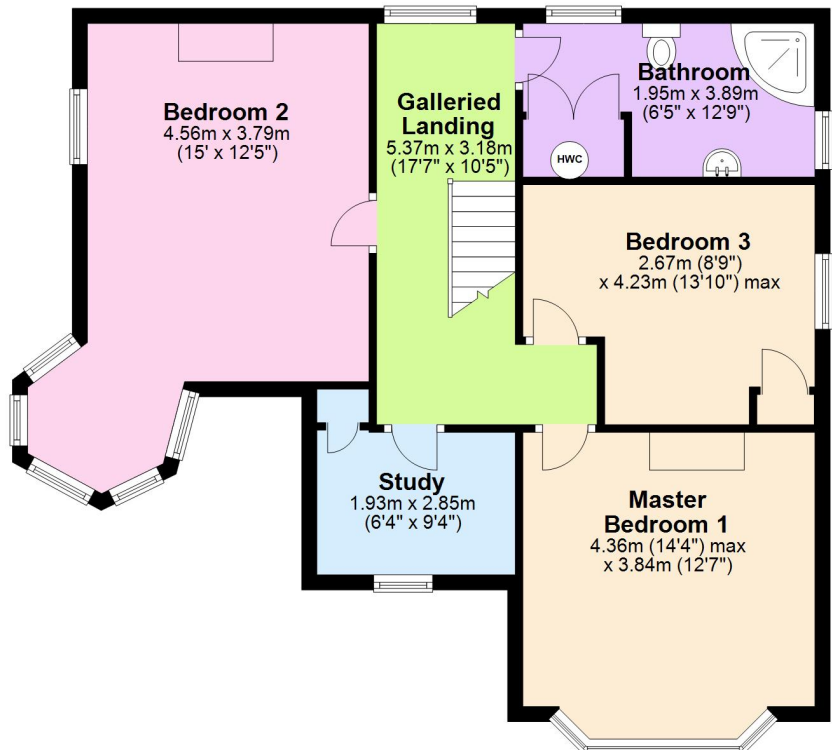
From Aberaeron proceed South West on the A487 coast road

to the village of Llanarth. At Llanarth turn right onto the B4342 New Quay road. Follow this road into the village of New Quay and just as you enter the village you will see a fork road to your left with this property immediately visible on the left hand side identified by the Agents for sale board.

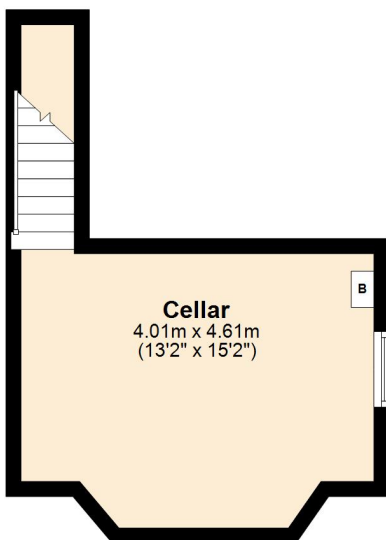
Ground Floor



First Floor



Basement



Total area: approx. 173.0 sq. metres (1862.4 sq. feet)

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

Tylogwyn, New Quay