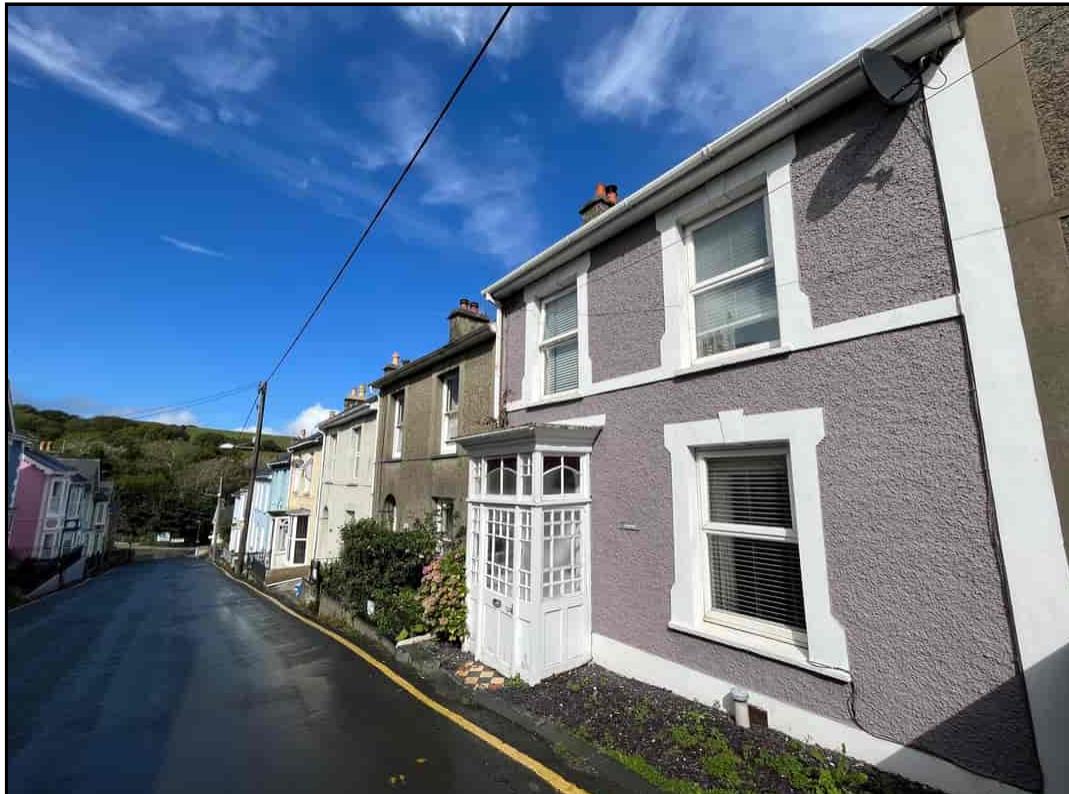


Spacious 3 Bed Dwelling. New Quay Village Centre - Cardigan Bay West Wales.



Lynwood Hill Street, New Quay, Ceredigion. SA45 9QD.

£249,000

Ref R/3836/RD

Spacious 3 Bed Mid Terraced HouseWealth of Original Character Features**Private Rear Garden**Well Maintained and Presented**Successful Holiday Let Business**Positioned along the main thoroughfares**Tastefully decorated and furnished**Contents available subject to negotiation**

AN IMPRESSIVE PROPERTY WITHIN THIS SOUGHT AFTER LOCATION ALONG THIS CARDIGAN BAY COASTLINE - MUST BE VIEWED TO BE APPRECIATED.

The property is situated within the popular fishing village of New Quay conveniently positioned to local amenities and services including doctor surgery, places of worship, village shop and post office, local cafes, bars, restaurant, primary school, village shops and enjoying excellent public transport connectivity Some 7 miles distance from the Georgian Harbour town of Aberaeron within an easy driving distance of the larger towns of Cardigan to the south and Aberystwyth to the North and well places for the many popular sandy beaches and secluded coves of the Cardigan Bay heritage coastline.



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GENERAL

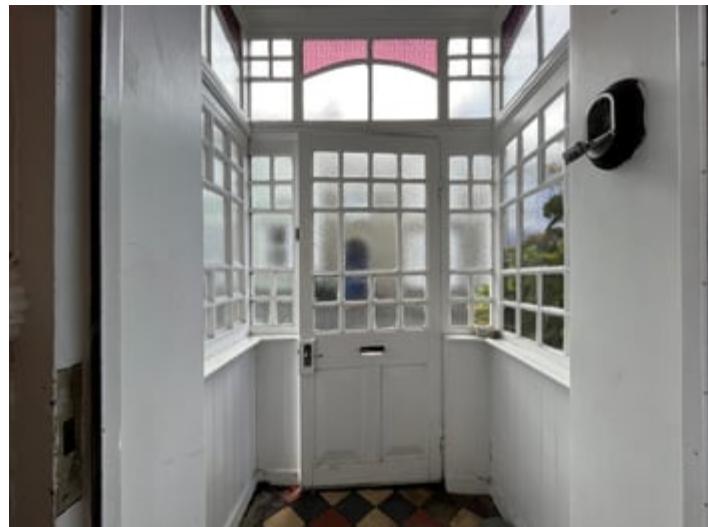
An impressive property being extremely well presented and maintained offering a good performing Holiday let business.

The property has recently been the subject to redecoration and refurbishment, providing quality fixtures and fittings to the highest standards.

PLEASE NOTE - The contents are available subject to negotiation and we would encourage a viewing at the earliest opportunity.

GROUND FLOOR

Entrance Porch



Via the original timber panel porch with coloured glass, quarry tiled flooring, slate flag stone. Steps leading up to

Entrance Hallway



13' 5" x 4' 9" (4.09m x 1.45m) accessed via original hardwood door with engraved 'Lynwood' fan light over, exposed timber flooring, electric heater, original archway and dado rail. Staircase to First Floor, understairs cupboard.

Lounge

12' 1" x 15' 9" (3.68m x 4.80m) with original Period fireplace with central cast iron fire and tile surround and hearth, exposed timber flooring, window to front, multiple sockets, rear heater. Alcove shelving and glass cupboard space.





Rear Snug/Sitting Room



With feature stone fire surround with multi fuel burner on slate hearth, exposed beams to ceiling. A cosy living space with ample space for furniture, timber flooring, multiple sockets, heater.

Dining Room



11' 3" x 6' 7" (3.43m x 2.01m) with space for dining table, part exposed stone walls, heater, exposed beams to ceiling, rear window and door to -

Lean to / Utility

With washing machine connection, heater, under larder fridge freezer and dishwasher space and connection. Window and door to garden.



Kitchen

7' 4" x 8' 5" (2.24m x 2.57m) a modern White kitchen with formica work top, electric oven and grill with induction hobs and extractor fan over, space for free standing fridge freezer, tiled splash back, stainless steel sink and drainer with mixer tap, side window.



FIRST FLOOR

Split Level Landing



Accessed via original staircase from the hallway. Access to Loft. Heater.

Front Bedroom 1

12' 2" x 15' 3" (3.71m x 4.65m) a double bedroom, being L shaped with window to front, original timber flooring, Period fireplace and surround, multiple sockets, ample space for large bedroom furniture.



Front Bedroom 2



6' 7" x 9' 2" (2.01m x 2.79m) Window to front, exposed timber flooring, multiple sockets.

Rear Inner Landing



With access to -

Rear Bedroom 3



7' 4" x 10' 6" (2.24m x 3.20m) a double bedroom, currently with a single bed, rear window to garden, exposed timber flooring, multiple sockets, heater.

Bathroom



11' 2" x 6' 6" (3.40m x 1.98m) with a modern White bathroom suite including panelled bath with shower over, w.c. single wash hand basin, heater. Part tiled walls. Side airing cupboard. Rear window to garden.

EXTERNALLY

To the Front

The property is approached via Hill Street to the entrance porch.





To the Rear



An enclosed rear garden space, accessed from the utility room to a concrete patio area with side covered bin store and steps leading into -

Outbuilding



6' 7" x 9' 9" (2.01m x 2.97m) of rendered block construction with box profile roof, split into 2 separate storage spaces with concrete base. Continuing steps leading through to

Rear Garden



With central footpath of decorative gravel with side decking areas with up lighters offering ample seating and entertainment space, barbecue space. Leading through to an elevated gravel area to the rear of the garden adjoining the



timber shed.

TENURE

We understand the property to be Freehold.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or

aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –

www.morgananddavies.co.uk. Also on our FACEBOOK

Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Electric Central Heating.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (47)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

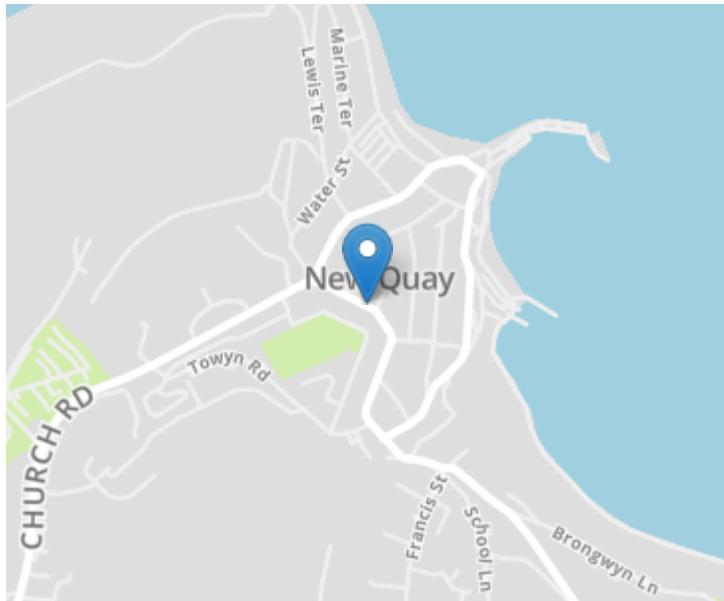
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Aberaeron take the A487 south proceeding to the village of Llanarth, turning right by The Llanina Arms onto the B4342 New Quay Road. Follow the road through the villages of Gilfachreda and Cnwc Y Lili leading into New Quay. Continue past The Sea Horse Inn and the road to the beach, following the bend onto Park Street, proceeding to the end of the street, bearing left and as you go down the hill the property is the second on the right hand side.

For further information or to arrange a viewing on this property please contact :

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