

Impressive 4 Bed Seaside Town Residence with private parking and garden. 5 minutes walk sea front. New Quay - West Wales.



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

£350,000

Ref R/4368/ID

****Prepare to be impressed!****A Substantial Period Property**Recently refurbished but with retained original Victorian features**Oil Fired central heating and double glazing throughout**2 Car private parking**Low maintenance rear garden**Only a 5 minute walk to the sea front at New Quay**A real seaside Gem!**NO ONWARD CHAIN**

The Accommodation of attractive proportions provides - Ent Hall, 2 Rec Rooms, Dining Room, Kitchen, Utility Room, Downstairs Shower Room and toilet. 3 First Floor Bedrooms with Bathroom and w.c. Second Floor - Attic Room/4th Bedroom.

Within the centre of the popular coastal resort and seaside fishing village of New Quay, within walking distance of a good range of village amenities, bus route, doctors surgery, children's playing field/sports fields etc and only a 5 minute walk from the sea front. 7 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Entrance Hall

With half glazed entrance door with attractive stained glass fan light over, original ceiling cornices and covings, panelling to dado level, mosaic tiled floor, central heating radiator, understairs storage cupboard.



Front Reception Room (now used as a bedroom)

13' 4" x 12' 8" (4.06m x 3.86m) into bay window, Victorian cast iron fireplace with Oak surround, covings to ceiling, central heating radiator.



Rear Sitting Room

12' 9" x 11' 9" (3.89m x 3.58m) again with attractive limestone fireplace with ornate surround, 2 original built in cupboards to each side, central heating radiator, picture rail, 5ft opening leading to -



Dining Room (or Sun Room)

13' 3" x 7' 8" (4.04m x 2.34m) with laminate flooring, 7ft wide south facing patio door leading out to patio and garden, central heating radiator.



Inter Connecting Kitchen

12' x 9' 2" (3.66m x 2.79m) part tiled with a fully fitted range of base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated Samsung ceramic hob unit with cooker hood and eye level Samsung oven, exposed ceiling beams,

spot lighting. 'Grant' oil fired central heating combi boiler. Door with feature port hole window leads to downstairs cupboard.



Rear Hallway

Leads to -

Utility Room

8' 7" x 6' 9" (2.62m x 2.06m) with central heating radiator with stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, new upvc rear exterior door.



Downstairs Shower Room/Wet Room (Disabled Friendly)

Having a shower with glazed screen, wash hand basin, low level flush toilet, part tiled walls.





FIRST FLOOR

Half Landing

Approached via original attractive pitch pine and mahogany staircase. Half glazed door with original stained glass inset leads to -

Rear Bathroom

11' 8" x 8' 3" (3.56m x 2.51m) with a modern white suite which provides a panelled bath, low level flush toilet, corner shower cubicle with curved doors, heated towel rail, pedestal wash hand basin, tiled splash back.



Front Landing

Front Double Bedroom 1

14' 5" x 12' 9" (4.39m x 3.89m) into bay window with exposed original timber floors, Victorian fireplace, central heating radiator, covings to ceiling.



Rear Double Bedroom 2

12' 8" x 10' 6" (3.86m x 3.20m) with exposed original timber floors, central heating radiator.



Front Single Bedroom 3



8' 5" x 6' 11" (2.57m x 2.11m) with central heating radiator.

SECOND FLOOR / ATTIC

Large 4th Bedroom or Studio

18' 2" x 17' 4" (5.54m x 5.28m) with 9'4" maximum headroom with sloping ceilings and exposed beams. Dormer window to rear overlooking park and sports fields with velux window to the front with a glimpse of the sea. 2 central heating radiators. Access to under eaves.



EXTERNALLY

To The Front

The property has a walled and railed forecourt fronting onto Hill Street.



To The Rear

Rear service lane provides access to a hard standing private parking area for 2 vehicles.



Rear Garden

Gateway leading down to an easily maintained garden mostly laid to slabs making a perfect area for seating area or 'al fresco' dining.



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.

TENURE

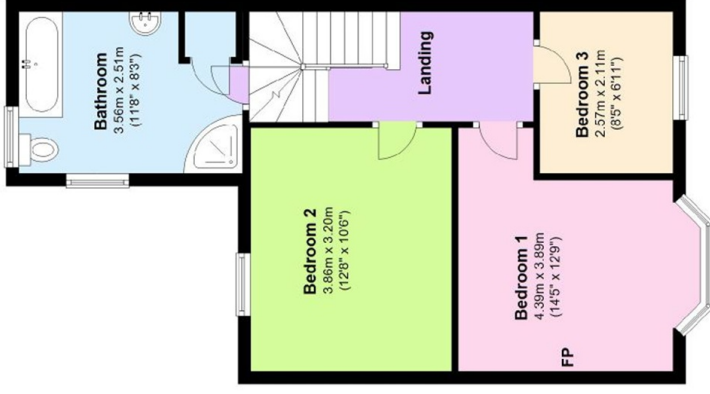
The property is of Freehold Tenure.

Services

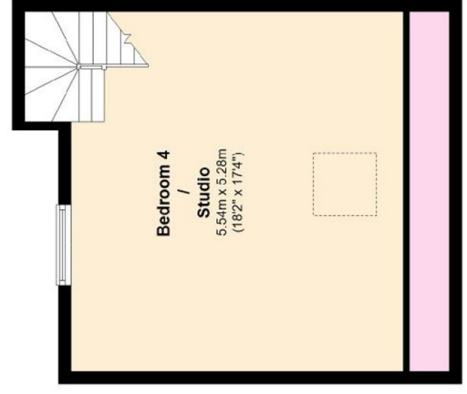
Mains Electricity, Water and Drainage. Oil fired Central Heating (Combi boiler). Telephone subject to transfer regulations.

Council Tax Band E (Ceredigion County Council)

First Floor



Second Floor



Ground Floor



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

Adpar, New Quay



Directions

Travelling on the main A487 coast road from Aberaeron South West towards Cardigan proceed to the village of Llanarth. At Llanarth turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Follow this road into the village of New Quay and as you enter the village you will see Costcutters supermarket on the left hand side. Do not take the next right hand turning down towards the sea front but carry straight on following the road around to the right down Park Street. At the end of Park Street the road will turn left passing a Chinese Restaurant on the right hand side and then you will proceed down hill into Hill Street. The property is located towards the end of Hill Street on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
 E: aberaeron@morgananddavies.co.uk
 http://www.morgananddavies.co.uk

Regulated by

