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*Superb Seaside Residence, Unrivalled Location - New Quay, Outstanding Sea Views.*



**Castell Craig, Lewis Terrace, New Quay, Ceredigion. SA45 9PG.**

**Ref R/ 3390/RD Offer in excess of -**

**£800,000**

**\*\*Probably one of the most attractive seaside residences currently available on this favoured West Wales Ceredigion Heritage Coastline\*\*Perched on a clifftop at the end of one of the most sought after residential terraces of this popular coastal village enjoying what can only be described as totally uninterrupted outstanding views of the sea front, harbour and North along Cardigan Bay\*\*A detached residence virtually rebuilt in recent times benefits full double glazing and central heating, stylishly designed to take full advantage of the views with verandahs along the front elevations.**

The accommodation provides a superb T shaped Kitchen with aga range, spacious Lounge/Dining Room, Utility Room, Boiler Room, Downstairs Shower Room and Toilet. To the First Floor - All rooms have sea views and the front bedrooms independent verandahs, 3 Double Bedrooms and an Upstairs Sitting Room or 4th Bedroom and with an Attic Bedroom 5 overall. Outside - Ample private parking for 3/4 vehicles, raised paved patio/sitting out area. Outside shed.

New Quay lies some 8 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.

## GROUND FLOOR

Covered Front Entrance to -

### T Shaped Kitchen

23' x 12' 1" (7.01m x 3.68m) plus 10' x 7'3" with superb views and patio door to outside sitting area. Has a tiled floor and a very attractive modern range of base and wall fitted kitchen units in Antique Vanilla with a central island with a granite working surface with an inset 1 1/2 bowl sink unit with mixer taps and cupboards. Integrated dishwasher. Double Width 4 oven oil fired Aga cooking range. Tiled walls.

### Inner Hallway

Leads to -

### An Attractive Lounge/Dining Room

22' 10" x 11' 11" (6.96m x 3.63m) with a solid oak floor, three picture windows overlooking the sea, 2 double panel radiators, brick feature fireplace housing a Woodburning stove on a tiled hearth.

### L Shaped Utility Room

10' x 9' 2" (3.05m x 2.79m) with tiled floor, exterior door, stainless steel single drainer sink unit h&c, fitted cupboards, appliance space with plumbing for automatic washing machine.

Understairs BOILER ROOM housing the Firebird Combi 90 central heating boiler.

### Shower Room

with tiled floor, tiled walls, a corner shower cubicle, low level flush toilet, pedestal wash hand basin and a front mirrored central heating radiator.

## FIRST FLOOR

### Landing

Approached via dog legged staircase, solid oak floor.

### Master Bedroom 1

17' 2" x 16' 3" (5.23m x 4.95m) (max) with tiled floor, three part range of fitted wardrobes with sliding mirror doors, 2 sets of patio doors leading to outside verandah to take full advantage of the outstanding views.

### En Suite

With shower, w. c single wash hand basin vanity unit heated towel rail, tiled walls and floor.

### Bathroom

With a tiled floor and tiled walls. Having a White suite providing a panelled bath with a telephone handset shower unit, low level flush toilet, pedestal wash hand basin, heated towel rail.

### Double Bedroom 2

11' 11" x 9' 9" (3.63m x 2.97m) (max) with solid oak floor, fitted wardrobes, central heating radiator, lovely sea views.

### Double Bedroom 3

10' x 9' 3" (3.05m x 2.82m) with solid oak floor, window at side with sea views, built in wardrobes.

### Sitting Room (or 4th Bedroom)



13' 2" x 11' 11" (4.01m x 3.63m) with solid oak floor, sea views and French door to its own outside verandah.

### Attic/5th Bedroom

22' 4" x 12' 2" (6.81m x 3.71m) (Max 6'8" headroom) Approached via stairs from the Sitting Room with a timber floor, 2 dormer windows with sea views. Access to under eaves storage cupboards.

### En Suite

With tiled corner shower unit, single wash hand basin and vanity unit, w.c. tiled flooring and walls.

## EXTERNALLY.

## To the Front



Walled forecourt with galvanised double gates leads to a tarmacaded front parking area for 3 / 4 vehicles. Paths surround the residence. To one side is a Cedarwood Store shed and to the front of the residence is a raised paved patio/sitting out area.



## TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating. Telephone subject to BT Transfer Regulations. UPVC Double Glazing. Council Tax Band D

## Directions

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## Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Llanarth. At Llanarth drive through the village then turn right alongside the Llanina Arms Hotel (yellow building) onto the B4342 New Quay road. Follow this road into the village of New Quay, passing the CostCutters Supermarket on the left hand side then take the first right hand turning down towards the sea front. Follow the road down to the sea front bearing left and as you climb up hill you will see the Post Office on the right hand side then further up the Indian Restaurant. Turn right along side the Indian Restaurant into Albion Terrace and at the end of Albion Terrace cross the road straight into Lewis Terrace. Drive past the Terrace of cottages and carry straight on passing some bungalows right to the very end where you will see this property above you on the left hand side.

