

Substantial 5 bed Period coastal dwelling located in the heart of New Quay, Cardigan Bay, West Wales



5 Rock Street, New Quay, Ceredigion. SA45 9PL.

£455,000

Ref R/4046/RD

****Substantial 5 bed (2 bath) Traditional Terrace House** New Quay ** Wonderfully maintained garden with views over Cardigan Bay** Modern Extension** Well proportioned family accommodation** Investment/Business Opportunity** Sympathetically decorated** Original Character features retained and exposed throughout** Cosy Feel**Walking distance to village amenities and sandy beaches****

ABSOLUTE COASTAL DELIGHT!! MUST BE SEEN!!!

This cosy coastal retreat is positioned within the heart of New Quay, being in close proximity to the harbour and blue flag sandy beaches. The village boasts a wealth of quality cafe's, restaurants, take away and bars, with nearby shops, doctors surgery, places of worship and regular public transport. the Georgian Harbour Town of Aberaeron is some 15 minutes drive to the north with a wider offering for daily needs with both Cardigan and Aberystwyth being equi-distant 30 minute drive from the village.



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GROUND FLOOR

Entrance Hallway

4' 10" x 16' 4" (1.47m x 4.98m) accessed from a raised entrance patio area to the front of the property is a warm and inviting hallway with feature stable door, red quarry tile flooring, BT point, multiple sockets, original staircase with under stairs access to Cellar



Cellar

10' 9" x 16' 0" (3.28m x 4.88m) with 6'1 standing height, window to front, single wash hand basin, radiator, multiple sockets

Sitting Room

12' 2" x 13' 2" (3.71m x 4.01m) comfortable family seating area with feature whitewashed stone wall and fire place with log burner on slate hearth, exposed timber flooring, window to front, exposed beams to ceiling, multiple sockets, TV point



Lounge

12' 3" x 15' 9" (3.73m x 4.80m) whitewashed stone walls and fire surround, gas coal effect flame stove on slate hearth, exposed timber flooring, window to front, exposed beams to ceiling, multiple sockets, TV point, open access to kitchen



Kitchen/Dining Room

12' 3" x 15' 9" (3.73m x 4.80m) A recently installed kitchen comprising of a range of modern base and wall cupboard units with complimentary working surfaces above, eye level double electric oven, 4 ring electric hob with stainless steel extractor hood, glazed patio doors to rear patio with glass side panels, inset drainer sink with mixer tap. Slate effect tiled flooring, breakfast bar, dishwasher, space for 8 seater dining table.

Dining area with space for 6+ persons dining table, radiator, multiple sockets.





Utility Room

Under larder appliance space, washing machine connection, multiple sockets, connecting door to Shower Room

Shower Room

5' 11" x 5' 2" (1.80m x 1.57m) tiled corner shower unit, dual flush w/c, single wash hand basin, laminate flooring, rear window



FIRST FLOOR

Landing

With split level landing with access to front and rear bedrooms.

Front Bedroom 1

12' 3" x 16' 0" (3.73m x 4.88m) Double bedroom, window to front, log burner on slate hearth with feature stone surround, exposed timber flooring, beams to ceiling



Front Bedroom 2

9' 8" x 6' 4" (2.95m x 1.93m) window to front, multiple sockets

Front Bedroom 3

13' 2" x 16' 0" (4.01m x 4.88m) L shaped double bedroom, window to front, painted timber flooring, radiator, multiple sockets, access to loft via internal staircase



Rear Bedroom 4

9' 6" x 11' 3" (2.90m x 3.43m) Double Bedroom, wood effect flooring, radiator, multiple sockets, patio doors to rear juliet balcony overlooking garden



Rear Bedroom 5

9' 6" x 11' 3" (2.90m x 3.43m) Double Bedroom, wood effect flooring, radiator, multiple sockets, patio doors to rear juliet balcony overlooking garden



Bathroom

6' 2" x 7' 1" (1.88m x 2.16m) smart white bathroom suite with feature bath, dual flush w/c, single wash hand basin and vanity unit, 1/2 tiled walls, wood effect flooring, heated towel rail.



EXTERNALLY

To the Front

The property is approached via Rock Street to a raised patio area to the front enjoying ample space for seating and dining areas, ideal for entertaining





Gated driveway

with space for a small car. Measuring 3.32m x 2.25m.

To the Rear

As part of the extension works we are advised that the garden was redesigned and planned to provide a wonderful natural environment with a combination of native and exotic planting combined with areas laid to lawn across 3 plateaus. A notable feature of the property with expansive and envious views over New Quay and Cardigan Bay.



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.

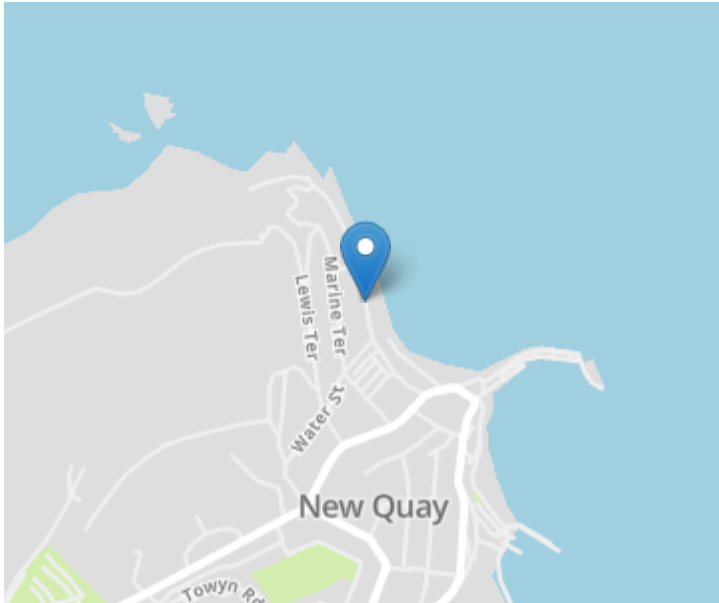
TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from mains water, electricity and drainage. LPG gas central heating. Double Glazed throughout.


Council Tax Band - E (Ceredigion County Council).



Directions

From New Quay village centre near the Blue Bell on South John Street, continue along the one way system, taking the right hand turning along the Captains Rendezvous. Continue past both car parks onto Rock Street and the property is immediately in front of you.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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