

Delightful coastal cottage with superb panoramic sea views over Cardigan Bay. Favoured costal village of New Quay, West Wales.



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

£395,000

Ref R/4673/ID

**** Delightful grade II listed double fronted coastal cottage **** Undisturbed, panoramic views over Cardigan Bay **** 3 Bedroom (1 en suite) accommodation **** Off road private parking ****** Sought after seaside resort and fishing village of New Quay ****** In need of some refurbishment in places ****** Ample rear garden ****** Oil fired central heating ****** One of the finest locations in the village ****** Level walking distance to all village amenities, harbour and sandy beaches ******

The property comprises of - Entrance hall, kitchen / dining room, lounge, utility room, steps to the cellar. First floor, Bathroom, 3 double bedrooms and en Suite.

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.



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 Porch

4' 5" x 5' 8" (1.35m x 1.73m) via stained glass hardwood door, double glazed surround, half glazed uPVC door into -

Entrance Hall

20' 2" x 4' 7" (6.15m x 1.40m) with decorative arches and cornices, stairs leading to first floor, steps leading to cellar.

Lounge

11' 8" x 18' 4" (3.56m x 5.59m) sash window to front with incredible sea views, LPG real flame fireplace with ornate surround, electric heater, corner cupboard, frosted uPVC door to rear.



Kitchen / Dining Room

18' 5" x 10' 3" (5.61m x 3.12m) kitchen comprises of fitted oak fronted base and wall cupboard units with granite working surface and splashback, inset 1 1/2 stainless steel drainer sink with mixer tap above, NEFF eclectic oven, 2 ring induction hob, integrated dishwasher, integrated fridge, microwave, oil fired Rayburn., space for dining table, sash window to front with sea view.





Utility Room

10' 0" x 6' 5" (3.05m x 1.96m) with range of fitted cupboard units, plumbing for automatic washing machine and outlet for tumble dryer, uPVC exterior door to forecourt with log store and outside WC.

First Floor

Split Landing

13' 0" x 4' 8" (3.96m x 1.42m) Stairs leading to loft room.

Rear Bedroom 1

10' 11" x 8' 3" (3.33m x 2.51m) Double glazed window to side.



Front Bedroom 2

18' 10" x 11' 0" (5.74m x 3.35m) (MAX) sash window to front with superb panoramic views over the sea, double glazed window to rear, electric heater, door into -

En-suite

8' 5" x 7' 5" (2.57m x 2.26m) a three piece suite comprising of an enclosed shower unit with triton electric shower above, pedestal wash hand basin, low level flush WC, heated towel rail.



Front Bedroom 3

10' 3" x 11' 5" (3.12m x 3.48m) sash window to front with sea view, picture rail.



Bathroom

10' 4" x 7' 6" (3.15m x 2.29m) a four piece suite comprising of an enamelled roll top bath, enclosed shower with triton electric shower above, low level flush WC, pedestal wash hand basin, heated towel rail.



Externally

To the front

The property is approached rock street, with steps leading to front porch. There is also a small patch on the other side of the road making a great seating area to watch the dolphins.





To the Rear

The property benefits from off road private parking from the upper terrace (marine terrace). Tiered rear garden offers a lovely area to relax and has elevated views over the coastline.



MONEY LAUNDERING REGULATIONS

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.

VIEWINGS

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'.

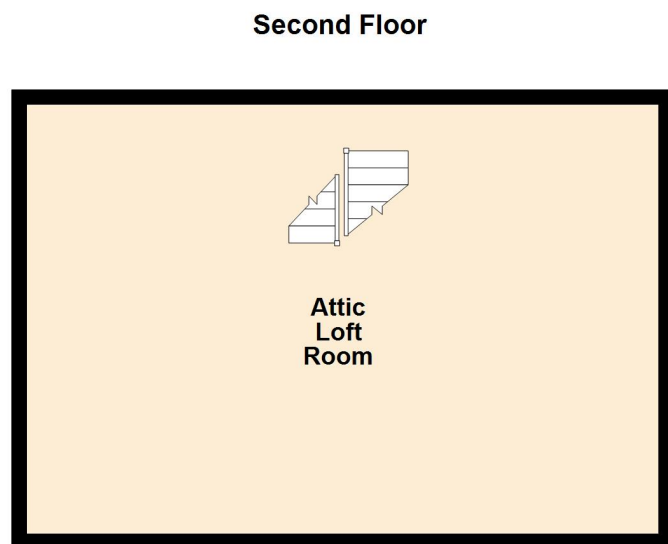
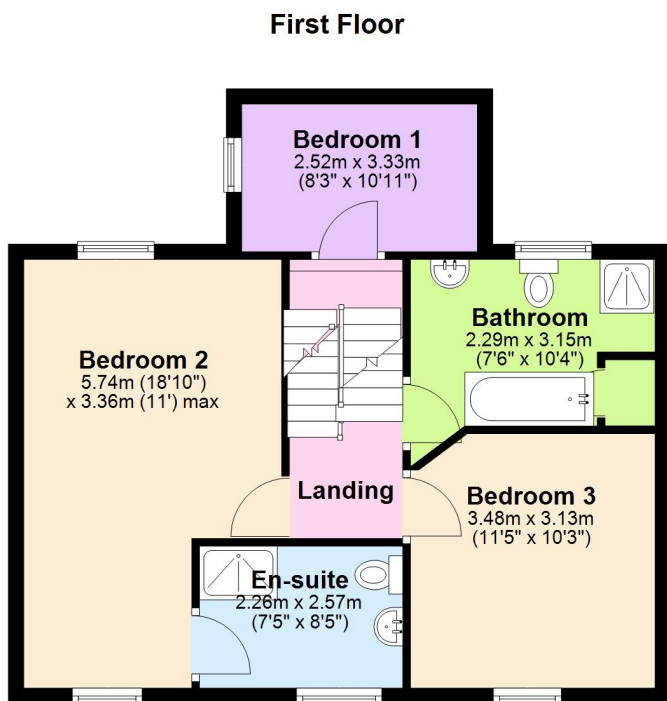
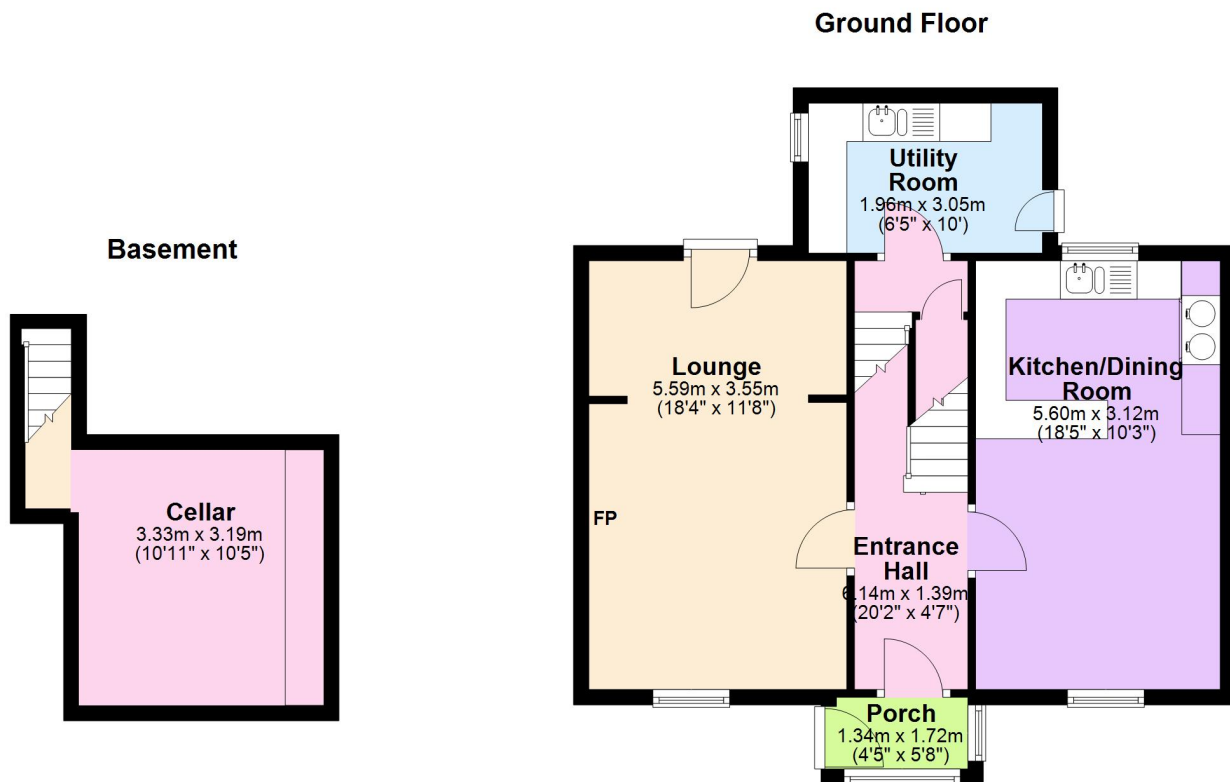
To keep up to date please visit our Website, Facebook and Instagram Pages.

Services

We are advised the property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure - Freehold

Council tax band - D (Ceredigion County Council)



Total area: approx. 164.2 sq. metres (1767.2 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

22 Rock Street, New Quay

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (50)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

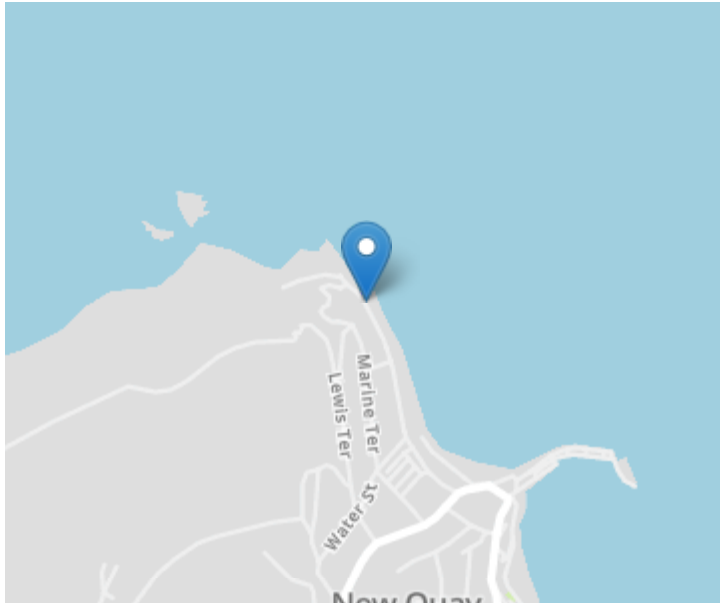
Any risk of coastal erosion? No

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



Directions

At New Quay drive down towards the sea front (one way system) until you get to the harbour. Bear left, then turn right alongside the Captains Rendezvous café/fish and chips restaurant. Pass the town car park on the left hand side and you will then enter into Rock Street. This property is located near the end as identified by the agents 'for sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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

RICS