

**MORGAN
& DAVIES**

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TONLAIS, 28 ROCK STREET, NEW QUAY, CEREDIGION SA45 9PL

£310,000 R/3327/RD

Cosy terraced house overlooking harbour and Cardigan Bay. New Quay. West Wales.

**** Cosy 3 bedroom mid terrace dwelling **
Exceptional coastal aspect over Cardigan Bay **
Views into New Quay bay and harbour **
Outstanding rear patio with views ** Idyllic seaside living **
1st floor bedroom with patio overlooking the coast **
Coastal dezrez at its best ** Convenient village location **
Walking distance to amenities ****

**** A fantastic opportunity to secure a comfortable 3 bed dwelling with one of the most sought after views in Wales ****

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Image Caption

Location

Travelling along Glanmor Terrace at New Quay seafront (B4342) continue down to the harbour side along South St. John Street around the bend by the Blue Bell and proceed for a further 100 yards taking the next right hand exit adjoining the Captain Rendezvous passing the car parks on your left and right and onto Rock Street and the property is located on the right hand side.

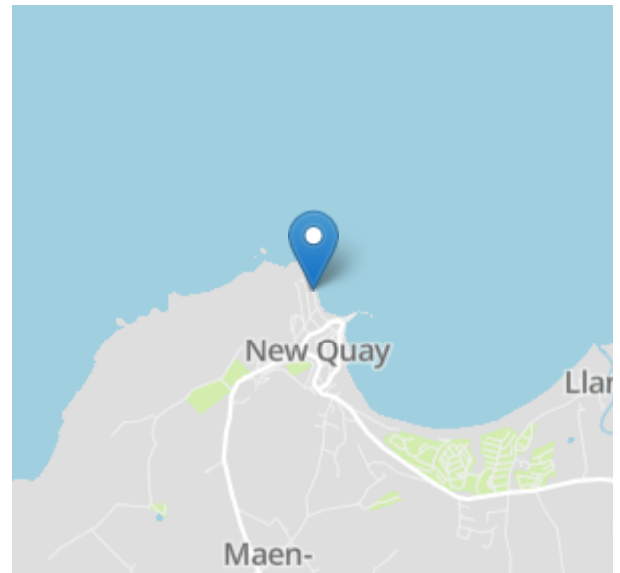


Image Caption

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GENERAL

An outstanding coastal property split across 3 floors providing good sized bedroom accommodation with the whole property being orientated to maximise the coastal aspects at the rear.

Externally the property fronts onto Rock Street and to the rear is a split level patio which is drawn towards the coast being of low maintenance and a wonderful aspect towards New Quay harbour and along the Cardigan Bay coastline.

A great coastal property.

GROUND FLOOR

Entrance Hallway



4' 8" x 14' 3" (1.42m x 4.34m) via glass panelled timber door, timber boarding to floor, original staircase, BT point.

Bedroom 1



10' 7" x 8' 7" (3.23m x 2.62m) Double bedroom, window to front, electric heater, tiled flooring, multiple sockets, alcove cupboard.

Shower Room



8' 3" x 8' 6" (2.51m x 2.59m) A white bathroom suite including tiled corner shower, WC single wash hand basin, painted timber flooring, airing cupboard, electric heated towel rail, ½ tiled walls.

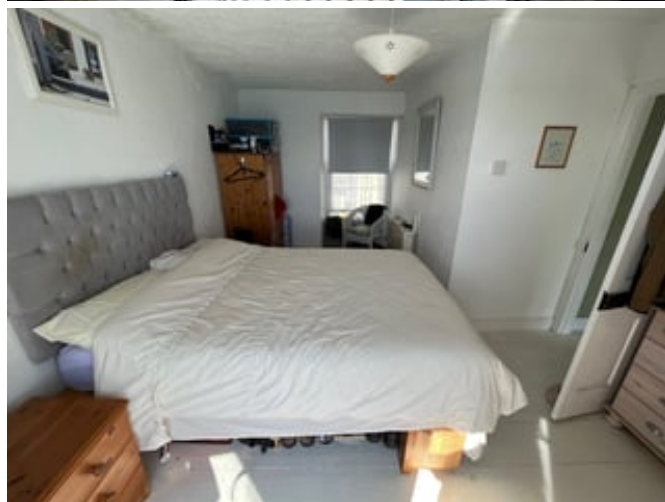
FIRST FLOOR

Landing



via continuing original staircase with window to ½ landing enjoying a wonderful aspect over Cardigan Bay.

Bedroom 2



5' 5" x 11' 5" (1.65m x 3.48m) Double bedroom with window to front and feature patio doors and Juliette balcony to rear enjoying views towards New Quay harbour and over Cardigan Bay, painted timber flooring, multiple sockets, heater, TV point.

Bedroom 3



6' 9" x 8' 4" (2.06m x 2.54m) With window to front, painted timber flooring, heater, range of shelving.

LOWER GROUND FLOOR

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via stone steps from the original Hallway and down into:

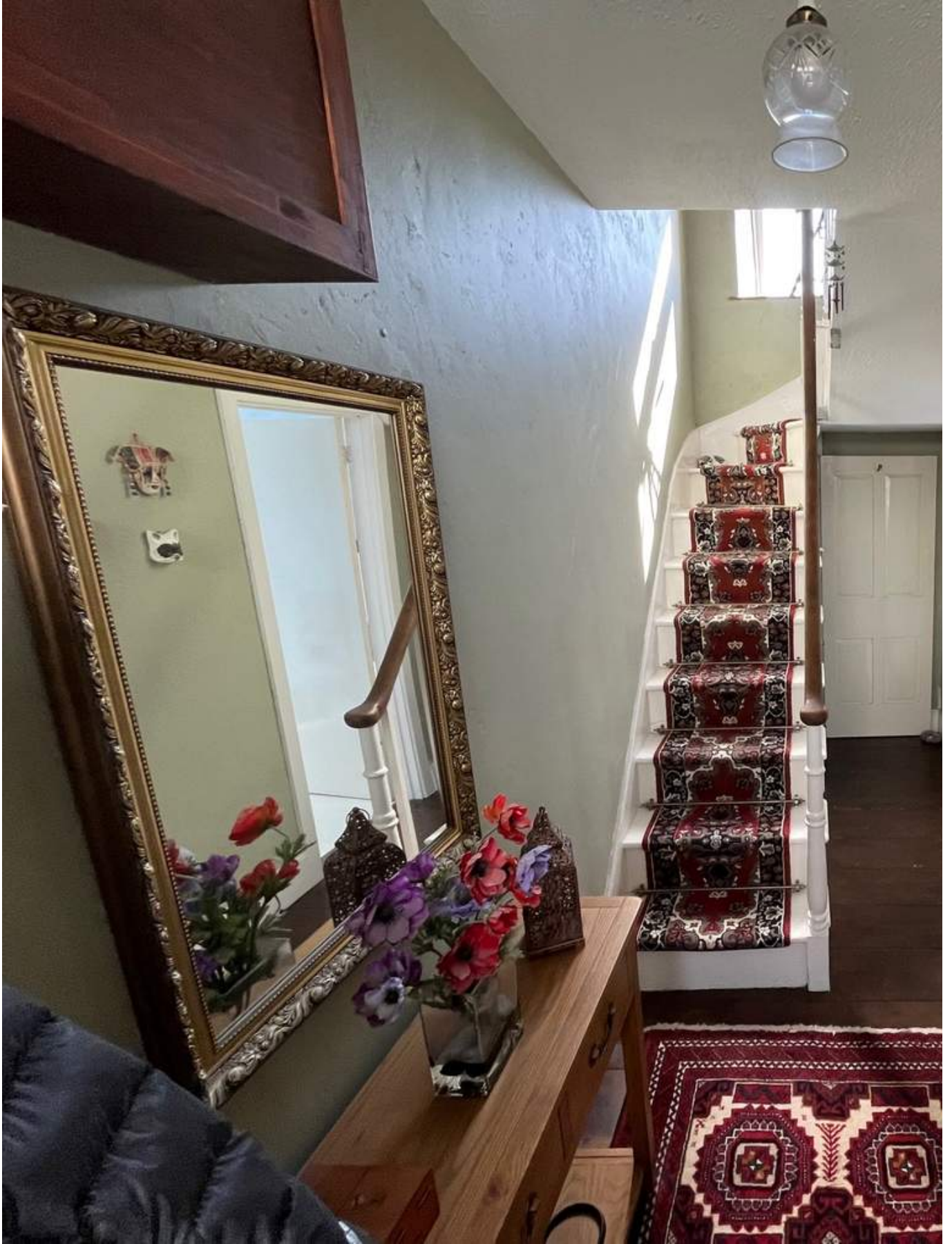
Lounge



Image Caption

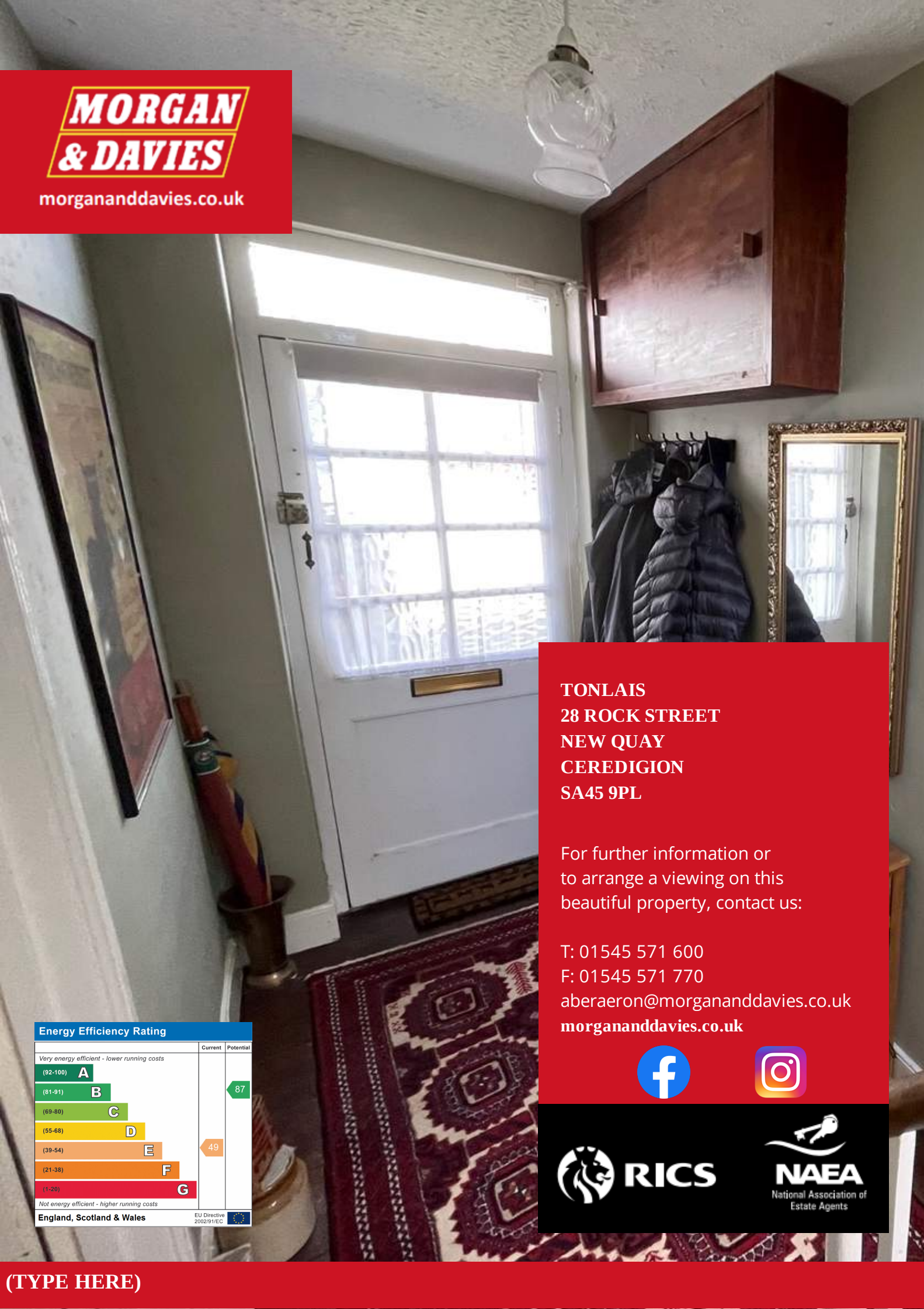
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SITE PLANS



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For further information or
to arrange a viewing on this
beautiful property, contact us:

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



RICS



NAEA
National Association of
Estate Agents

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