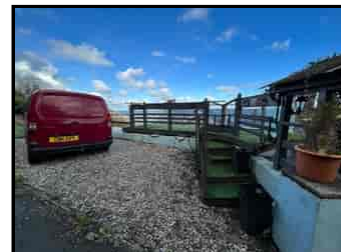


Refurbished and Reconfigured Coastal Property with stunning sea views. New Quay - West Wales.



Ty Morlin, 2 Bellevue, New Quay, Ceredigion. SA45 9SB.

£325,000

Ref R/3463/DD.

****Mid terraced Period Cottage**Extensively refurbished and modernised**The Accommodation re-designed to take fully advantage of the stunning sea views**3 Bed (3 Bath) Accommodation Arranged on 3 Levels**Full Central Heating and Double Glazing**Elevated Front Patio**Rear Private Parking and an elevated decking area enjoying expansive coastal views****

The Accommodation has been arranged so that the ground floor could be used as a separate letting accommodation/Airbnb. Provides viz: Vestibule, Ent Hall, Front Bedroom with sea views and En Suite Shower Room, Rear Bed 2 (or Sitting Room if used as a letting unit) with En Suite Shower Room. First Floor - Full width front Sitting Room with 12' picture window rear L Shaped Kitchen. Second Floor - Large Double Bedroom again with En Suite Shower Room and sea views.

The property fronts onto New Road within the seaside village of New Quay and an easy walk to the village centre and down to the sea front, harbour, sandy beaches and its array of shops, eating houses, pubs etc. Also within walking distance of the beaches of Traethgwyn and Cei Bach. The Georgian Harbour town of Aberaeron lies within some 6 miles distance with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and



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GENERAL

A considerable investment has been made in the refurbishment, reconfiguration and modernisation of this property.

The works have included a new roof, re-wiring, plumbing, insulation, new kitchen, bathroom etc. The accommodation has been designed to take full advantage of the coastal aspect.

In recent times the property has been used for owner occupation but the ground floor occasionally let as an Airbnb.

The Accommodation provides as follows -

GROUND FLOOR

Front Vestibule

With upvc double glazed entrance door. Glazed door leads through to -

Entrance Hall



11' in length with central heating radiator and tiled floor. Built in cupboard housing the Heatrae Sadia central heating boiler.

Front Double Bedroom 1



11' 6" x 11' 2" (3.51m x 3.40m) with front aspect window with views to the sea, central heating radiator.

En Suite Shower Room/Wet Room



With tiled floor and tiled walls. Electric shower unit. Pedestal wash hand basin, low level flush toilet, central heating radiator and extractor fan.

Rear Bedroom 2

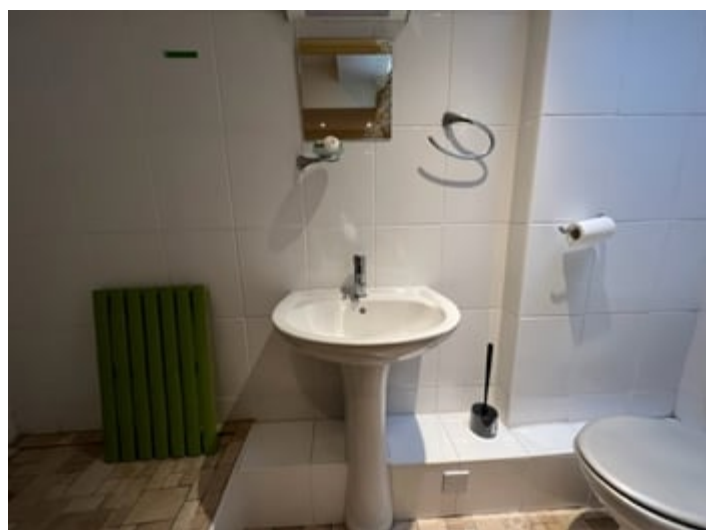


14' 9" x 7' 6" (4.50m x 2.29m) with a former fireplace, central



heating radiator, velux window.

En Suite Shower Room/Wet Room



With tiled walls, fully tiled floor, electric shower unit, pedestal wash hand basin, shaver light and point. Low level flush toilet. Central heating radiator and extractor fan.

FIRST FLOOR

Front Sitting Room (L Shaped)

18' 5" x 14' 3" (5.61m x 4.34m) (max) with 12' wide picture window with deep window sills for seating. Central heating radiator. Laminate flooring, built in understairs cupboard.





Rear L Shaped Kitchen

18' 2" x 9' 0" (5.54m x 2.74m) (max) with central heating radiator and tiled floor, fitted with a range of fitted cupboards with hardwood work tops, stainless steel single drainer 1½ bowl sink unit with mixer taps, ceramic hob unit, alcove with built in cupboard and housing an eye level combination oven, appliance space with plumbing for automatic washing machine. Part tiled walls, rear exterior door.



SECOND FLOOR

Principal Bedroom 3



16' 7" x 9' 9" (5.05m x 2.97m) with walk in dormer window with outstanding panoramic coastal views, central heating radiator.

En Suite Shower Room

Provides a fully tiled shower, pedestal wash hand basin with shaver light and point, low level flush toilet.



EXTERNALLY

Large Forecourt

With Steps from Street level. Provides a paved patio area with glass balustrade.





To The Rear

Steps give access to a Lower Ground Floor Store Room and steps then lead up to -

Upper Tier



Which provides private car parking space bordering a rear service lane and also a raised decking area again with superb views.

TENURE

We are informed the property is of Freehold Tenure and will



be vacant on completion.

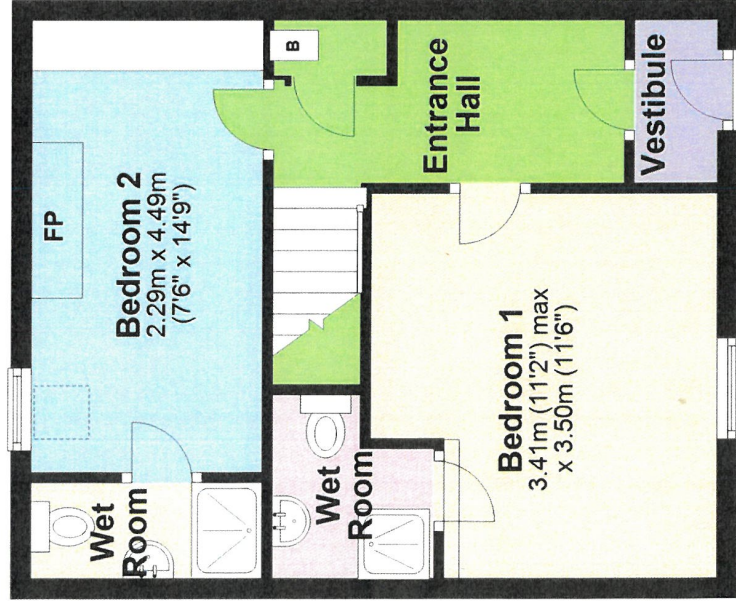


Services

Mains Electricity, Water and Drainage. Electric Heating system with the traditional hot water radiators. Council Tax Band D.

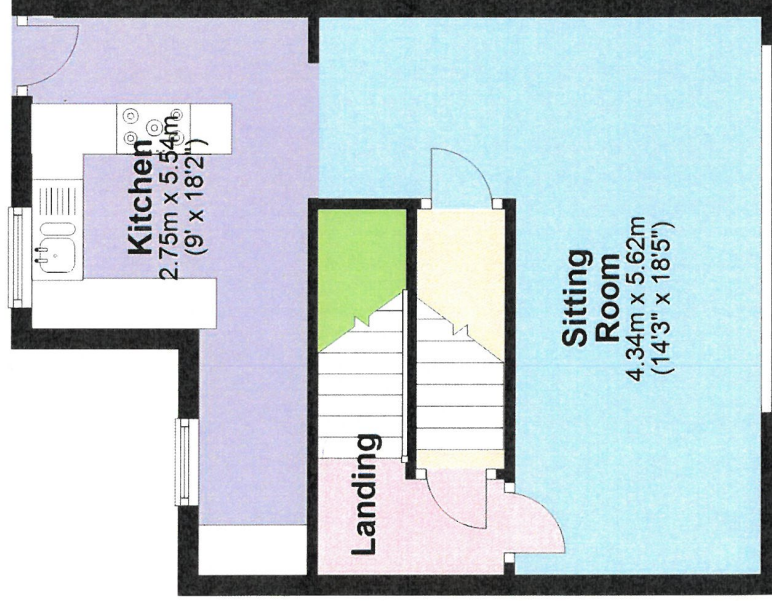
Ground Floor

Approx. 36.4 sq. metres (392.1 sq. feet)



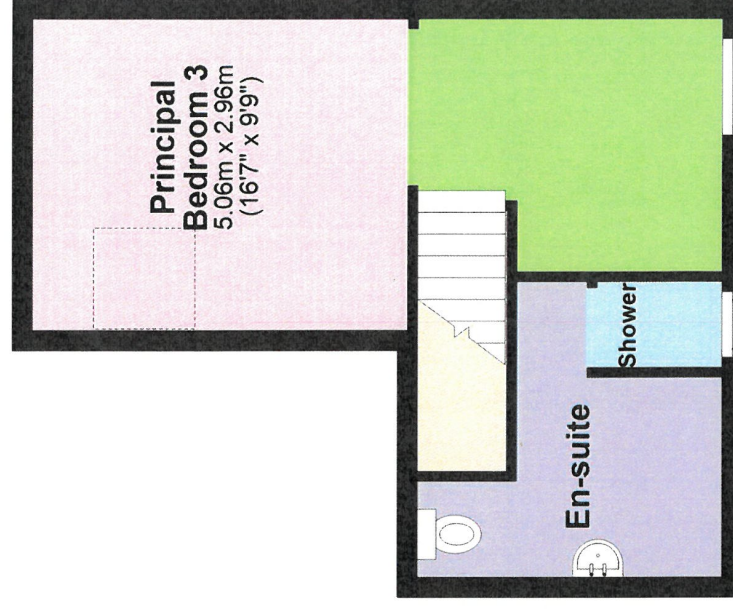
First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Second Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 99.2 sq. metres (1067.9 sq. feet)

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

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (49)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

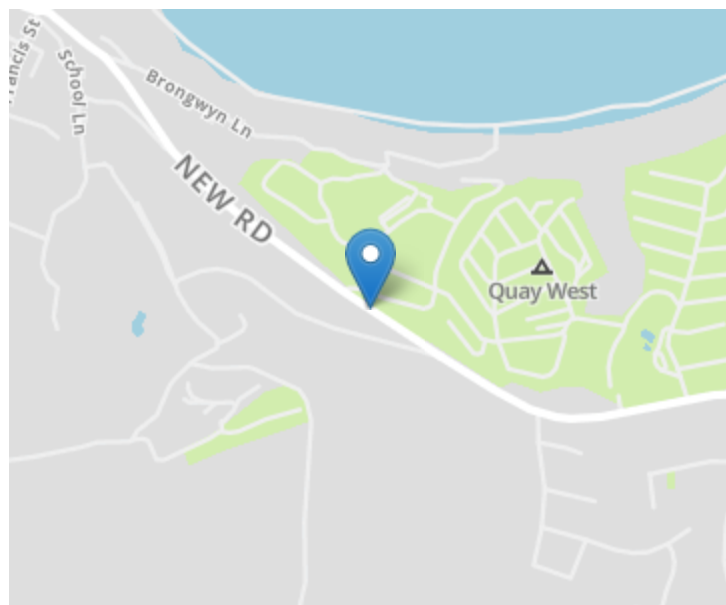
Any risk of coastal erosion? No

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

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. Drive through the village and turn right alongside The Llanina Arms Hotel and just before the filling station onto the B4342 New Quay road. Follow this road for 1½ miles until you will see The Cambrian Hotel on the left hand side and the entrance to Quay West holiday resort on the right hand side. You will then pass the entrance to Cwm Halen Estate on the left. Proceed for a further 300 yards and this will be seen as the second property above the road on the left hand side. The parking is via a rear service lane.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	49	
(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 :

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