

A delightful 3 Bed Semi-Detached Cottage. On the outskirts of the popular fishing village of New Quay - Cardigan Bay.



Anrhegfan, Penrhiw Pistyll Lane, New Quay, Ceredigion. SA45 9TQ.

£225,000

Ref R/4130/ID

****Character Stone Built Barn Conversion**Provides a Freehold 3 Bed Holiday Cottage (11 month Occupancy)**Ideal Holiday Retreat**Currently run as a holiday letting business**Character Accommodation**Well proportioned**Within a Courtyard Development**From the communal grounds there are lovely views of the sea and down into the harbour at New Quay**Ample Parking**Sold as seen with all fixtures and fittings****

The Accommodation provides : Ent Hall, Lounge/Dining Room, Fitted Kitchen. To the First Floor - 3 Bedrooms and Bathroom with shower and wc..

Penrhiwpistyll adjoins a quiet country lane on the edge of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. 7 miles from the Georgian Harbour town of Aberaeron and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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GENERAL

A semi-detached Freehold cottage which forms part of a barn conversion expertly carried out and to a good standard. The property is currently let as a holiday business.

The planning permission dictates that the property restricts occupancy for 11 months of the year (February excluded but is not restrictive to holiday use only).

Located within a former farm yard complex, the property has the benefit of use of the communal gardens and grounds which provides patio area, feature fish pond, ample parking and from the lower garden there is a patio and sitting out area with views directly over the sea and into the harbour at New Quay.

The Annual Management charge for the maintenance of the grounds including ground rent is £500 per annum.

The Cottage will be sold as fitted and fully furnished. The accommodation provides as follows -

GROUND FLOOR

Entrance Hall



With laminate flooring, understairs storage space.



Open Plan Lounge/Dining Room





16' 1" x 15' 3" (4.90m x 4.65m) a spacious lounge with dual aspect windows to side & rear, laminate flooring, electric night storage heater. Archway through to -

Kitchen

9' 7" x 7' 9" (2.92m x 2.36m) A modern kitchen with a range of base and wall cupboard units with Formica working surfaces above, stainless steel single drainer sink unit with mixer taps, integrated appliances including electric oven with Beko ceramic induction hobs over with stainless steel cooker hood, integrated dishwasher, partly tiled walls.



FIRST FLOOR

Landing

Approached via staircase from the entrance hall.



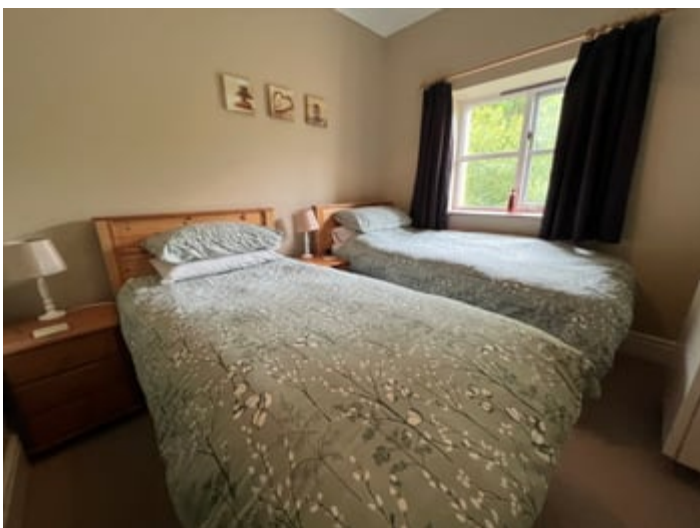
Double Bedroom 1



16' 2" x 8' 1" (4.93m x 2.46m) (max) electric night storage heater and with pleasant views.

Double Bedroom 2

11' 7" x 8' 3" (3.53m x 2.51m) (max) electric night storage heater.



Bedroom 3

9' 1" x 7' 3" (2.77m x 2.21m)max - (L shaped) 4'2" (Min) with electric night storage heater, over stairs storage cupboard.

Bathroom



9' 6" x 6' 9" (2.90m x 2.06m) with tiled floor, White suite providing a panelled bath with a Triton shower over and shower screen, pedestal wash hand basin, shaver light and point, low level flush toilet, electric night storage heater, extractor fan, built in airing cupboard.

EXTERNALLY

Patio Area

A most pleasant patio area, with Welsh slate chipped area making a lovely seating area to relax.





Communal Grounds

The grounds include a patio area laid to slabs with feature pond. Beyond this is a spacious lawned area with recently completed decking area with outstanding views over New Quay harbour and Cardigan Bay.



MONEY LAUNDERING

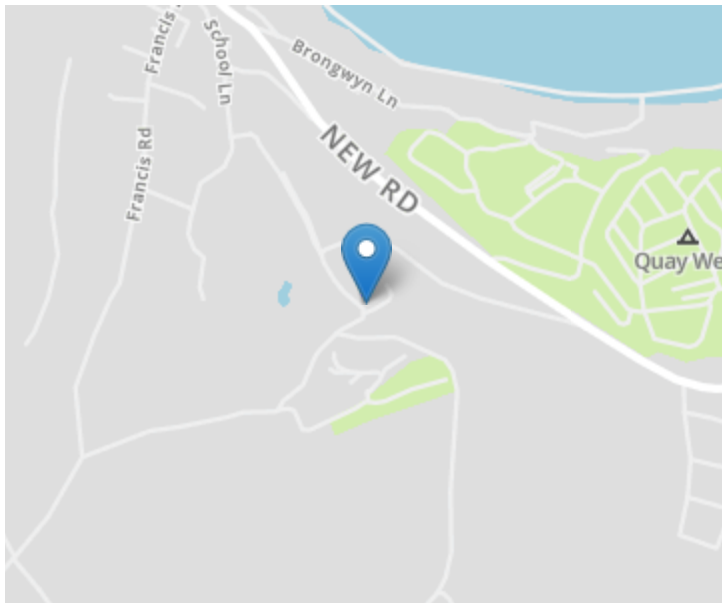
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

We are advised the property benefits from mains electricity, water and drainage. Economy 7 Heating.

Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right onto the B4342 New Quay road. Follow this road for some 2 miles until you will see Quay West Holiday Resort on the right hand side. Carry straight on passing the turning to Cwm Halen Residential Estate on the left hand side, then after a further 300 yards you will see a fork road up to the left. Take this road which is a narrow country lane until you get to the brow of the hill, follow the road around to the left and as you encounter a sharp right hand bend, the entrance to Penrhiwpistyll will be seen on the left hand side. Anrhegfan is the last of a terrace of three cottages on the left hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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