

3 bed semi-detached home with sea views, central village location. New Quay. Cardigan Bay. West Wales.



8 Water Street, New Quay, Ceredigion. SA45 9PF.

£275,000

R/4970/RD

**** 3 bed semi-detached home ** Private enclosed rear garden ** Deceptively spacious accommodation ** Views towards New Quay harbour and Cardigan Bay ** Walking distance to village amenities ** Ideal for those seeking to get onto the housing ladder within this popular coastal village ** Less than 500 yards to sandy beaches ** On-street parking ** uPVC double glazing throughout ** Useful cellar/basement space with potential for conversion (stc) ****

The property is situated within the popular coastal village of New Quay along the Cardigan Bay coastline. The village offers renowned sandy beaches and harbourside, local cafes, shops, bars and restaurants, doctors surgery, primary school, places of worship, chemist and good public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north offering secondary school, leisure centre, community health centre and a wider range of day to day services. The village lies equidistant 30 minutes drive from the larger urban centres of Aberystwyth, Cardigan and Lampeter.



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

Entrance Hallway

5' 7" x 15' 7" (1.70m x 4.75m) Accessed via glass panel door, vinyl flooring, radiator, multiple sockets, original covings and archways, understairs cupboard currently with WC and single wash hand basin, open staircase to first floor.



Lounge

11' 6" x 19' 8" (3.51m x 5.99m) dual aspect windows to front and rear, period fireplace with cast iron fireplace and tiled inserts, radiator, multiple sockets, TV point, alcove shelving.





Kitchen

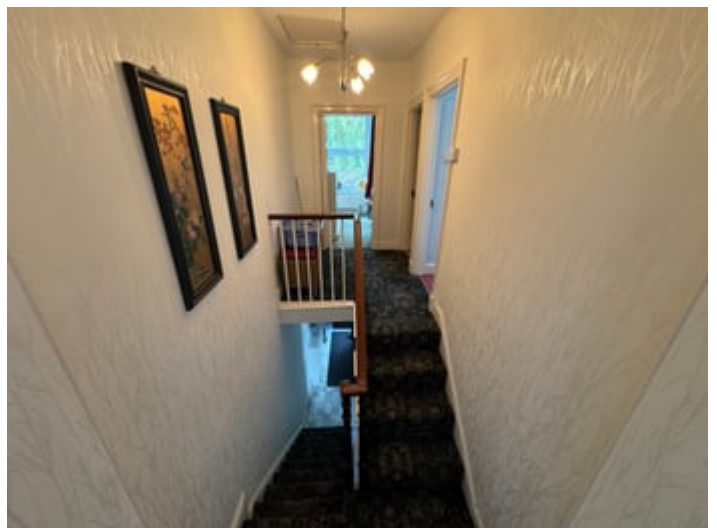
10' 10" x 9' 6" (3.30m x 2.90m) white kitchen with electric hobs and extractor over, double oven and grill, stainless steel sink and drainer with mixer tap, Formica worktop, under-larder appliance space, vinyl flooring, side window with sea views, rear glass door to garden, radiator.



FIRST FLOOR

Split Level Landing

To rear landing area -



WC

WC, side window,



Bathroom

10' 7" x 7' 1" (3.23m x 2.16m) a white suite including panel bath, separate enclosed shower, airing cupboard, radiator, single wash hand basin, window with sea views.



Rear Bedroom 1

9' 2" x 11' 7" (2.79m x 3.53m) Double bedroom, window to rear, multiple sockets, radiator, picture rail.





Front Bedroom 2

9' 6" x 8' 5" (2.90m x 2.57m) double bedroom, window to front, radiator, multiple sockets.



Front Bedroom 3

6' 8" x 8' 8" (2.03m x 2.64m) currently with double bed, window to front, multiple sockets, radiator.



Loft

Fully boarded and insulated with window



EXTERNAL

To Front

The property is approached via Water Street with on-street parking, footpath access to front door and side access to rear garden area.





Rear Garden

Step down from the kitchen or accessible from the side gate to a low level garden with extending patio and mature trees and planting to borders, oil tank.



Basement

Currently split into 2 separate rooms:

Room 1

8' 1" x 10' 6" (2.46m x 3.20m) with sliding doors to front, former coal house.



Room 2

Housing Worcester oil boiler, washing machine connection, quarry tile and slate flooring, side window.



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.

VIEWING

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

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

Council Tax Band D.

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: On Street.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (51)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

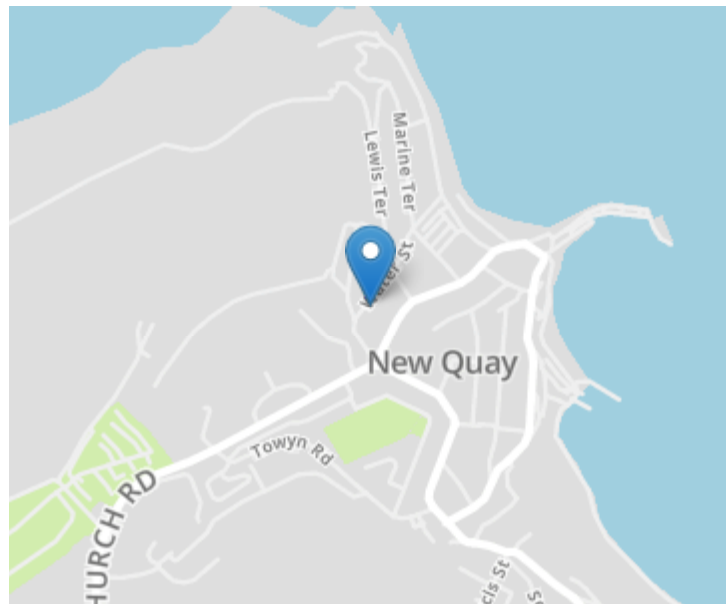
Any risk of coastal erosion? No

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 New Quay surgery on Church Street take a right hand turning towards the sea front bearing left at the junction with the chemist onto Water Street. Proceed around the bend passing the entrance to the car park and continue to the end of the Terrace where number 8 Water Street is located at 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		
(69-80) C		
(55-68) D		
(39-54) E	51	69
(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>



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