

Attractive former fisherman's sea front cottage with outstanding views over New Quay harbour and Cardigan Bay. New Quay - West Wales.



Y Bwthyn Gwyn, 19 Rock Street, New Quay, Ceredigion. SA45 9PL.

£437,000

Ref R/4787/RD

****A wonderful character end of terrace seaside cottage**Possibly one of the oldest cottages in New Quay**Grade II Listed**Quaint and Characterful former Fishermans Cottage**Stunning Sea Views** Easy walking distance to the Beach and village amenities**Currently run as a successful holiday let business**3 double bedrooms**Private rear garden with decking and barbecue space**Separate footpath access to rear garden from Marine Terrace**Separate sea front sitting space with an impressive outlook over the bay**Recently refurbished to provide new flooring, kitchen, re-decoration and new bathroom** ONE OF A KIND PERIOD COTTAGE WITHIN THIS POPULAR FISHING VILLAGE****

The property is situated along Rock Street, one of the most sought after sea front terraces within this popular coastal resort and seaside fishing village along Cardigan Bay. The village offers a good level of local amenities and services including doctors surgery, primary school, places of worship, good public transport connectivity, local cafes, bars, restaurants and two sandy beaches with access to the All Wales coastal path. Some 8 Miles from the Georgian Harbour town of Aberaeron with its wider range of amenities including community health centre, comprehensive school and leisure facilities.

Within an easy travelling distance of the larger Marketing and University town of Aberystwyth and the estuary town of Cardigan to the south.



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GENERAL



An impressive 3 double bedroom sea front cottage with an envious outlook over the Cardigan Bay coastline.

The property lies within an easy walking distance to sought after local cafes, bars, restaurants and sandy beaches.

The property is immaculately presented with a refurbishment programme having taken place in recent times to include new kitchen, bathroom and new flooring, exposure of original fireplaces and full re-decoration.

The property is currently run as a successful holiday let business and accounts are available to those with a bona fide interest and having viewed the property in the first instance.

The fixtures and fittings are available subject to negotiation.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hallway



4' 4" x 8' 8" (1.32m x 2.64m) Accessed via glass panel door with quarry tiled flooring, exposed beams to ceiling, original tongue and groove panelling to walls, radiator, understairs storage cupboard.

Front Reception Room



14' 0" x 9' 0" (4.27m x 2.74m) a character room with exposed beams to ceiling and picture rail, original stone fireplace with surround, central heating radiator, sea views to front, multiple sockets.

Character Sitting Room



14' 0" x 11' 8" (4.27m x 3.56m) with feature stone fireplace and surround with exposed beams to ceiling, built in original alcove cupboards to each side, central heating radiator, sea views to front, oak flooring. TV point, multiple sockets.

Rear Kitchen/Dining Room



13' 10" x 13' 7" (4.22m x 4.14m) refurbished in recent times to provide modern Shaker style kitchen with high quality base and wall units, fitted units and worktop, fitted dishwasher, AEG oven and grill, AEG integrated microwave, Neff gas hobs with extractor over, stainless steel sink and drainer with mixer tap, fitted fridge freezer, radiator, oak flooring, side window, washing machine and separate tumble dryer, Door to side footpath and garden area. External electric sockets outside kitchen door.

FIRST FLOOR

Split level landing



Approached from the original staircase from the entrance hallway with tongue and groove panelling to walls.

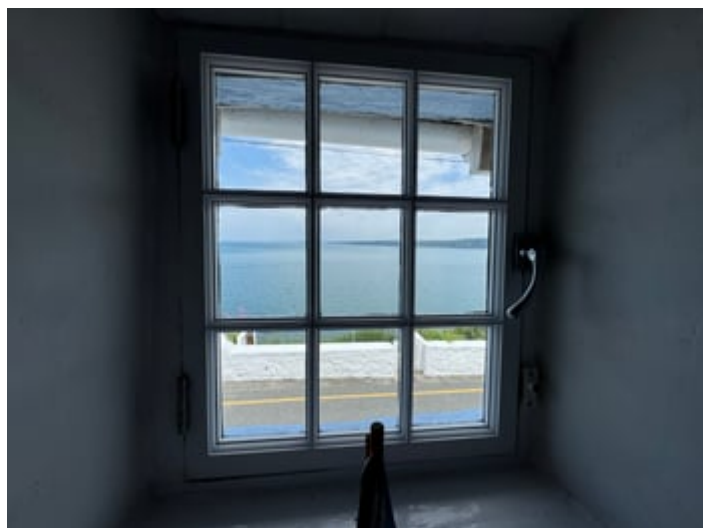
Front Double Bedroom 1



14' 2" x 12' 8" (4.32m x 3.86m) A good sized double bedroom with original exposed A frame beams, radiator, picture window with sea views, new carpet, multiple sockets.

Front Double Bedroom 2

14' 2" x 9' 6" (4.32m x 2.90m) with original exposed A frame beams, radiator, picture window with sea views, radiator, rear window to garden, multiples sockets.



W.C.



With w.c. single wash hand basin, heated towel rail, part tongue and groove panelling to walls.

Rear Inner Landing Area

With access to loft.

Bathroom



10' 4" x 6' 6" (3.15m x 1.98m) a fully refurbished bathroom including large enclosed corner shower, panelled bath, single wash hand basin, w.c. radiator. Side window, spot lights to

ceiling, boiler cupboard.

Rear Bedroom 3



11' 6" x 6' 6" (3.51m x 1.98m) a double bedroom, high level window to side, built in wardrobes and airing cupboard.

EXTERNALLY

To the Front

The property is approached via Rock Street with the main property enjoying immediate frontage onto the road with a gravelled and shrubbery area with original cobbled path and shrubs. Side footpath to rear garden area.





Across the Road

A private walled in and glass panel sitting space overlooking the sea front beach and harbour.



To the Side



A side gated alley way leads to a small rear yard with external w.c. and outside water tap. Original steps lead up to -

A rear Garden Area

A raised private plateaued rear garden area which provides a large timber decking and barbecue space with exceptional sea views and beyond a lawned garden area housing the LPG gas tank.

Leading up to a walled boundary fronting onto Marine Terrace with recently installed steel staircase for ease of property maintenance.



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. LPG Gas central heating.

Council Tax (Ceredigion County Council).

TENURE - FREEHOLD.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

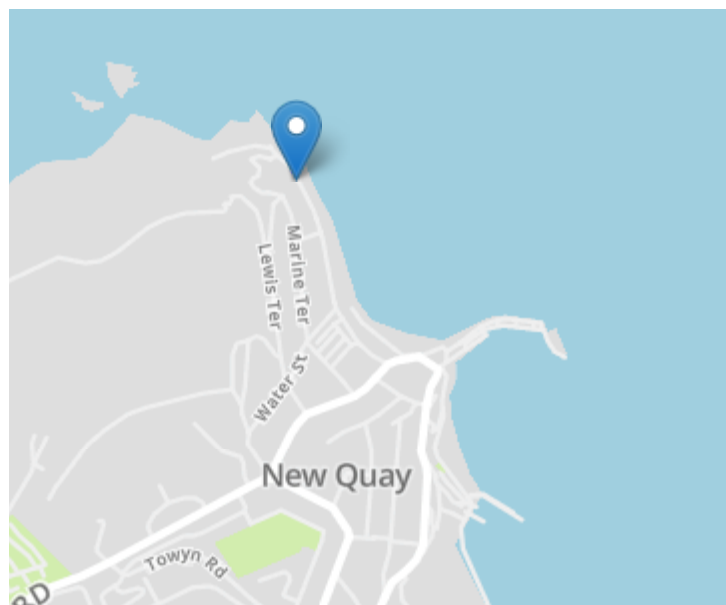
Any risk of coastal erosion? No

Is the property listed? Yes

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 the seaside village of New Quay take the road (one way system) down towards the sea front. When you get to the harbour bear left and then take the right hand turning adjoining the Captains Rendevous Restaurant. You will then pass the village car park on the left hand side. Carry straight on into Rock Street and this property is towards the end being the 19th house on the street.

For further information or to arrange a viewing on this property please contact :

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