

3 Bed Semi-Detached Dwelling. Coastal Village Location. New Quay, West Wales.



Towyn Parc, Towyn Road, New Quay, Ceredigion. SA45 9QQ.

£279,000

Ref R/4619/ID

**** Character 3 Bedroom Semi-Detached Dwelling ** Spacious accommodation ** South facing private Garden ** Private parking ** Sea views ** Walking distance to village harbour and blue flag sandy beach ** Nicely tucked away ** Close enough to village amenities ** An attractive offering ** Sought after location ** Must be viewed to be appreciated ****

Coastal gem deserving of an early viewing!

The property is situated within the fishing village of New Quay with its famous harbour, blue flag sandy beaches, local cafes, bars and restaurants, primary school, doctor surgery, places of worship, excellent playing facilities and access to the All Wales Coastal Path. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with its wider range of local amenities including comprehensive school. The larger urban districts of Cardigan and Aberystwyth are some equidistant 30 minute drive from the property with its range of supermarkets, 6th form colleges, regional hospitals, university and network rail connections.



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GROUND FLOOR

Entrance Porch

6' 3" x 6' 3" (1.91m x 1.91m) Hardwood stable door, tiled flooring, side window, glass door into:

Lounge

14' 2" x 20' 10" (4.32m x 6.35m) A large family Sitting Room with feature stone fireplace and surround on slate hearth, dual aspect windows to front and side allowing excellent natural light, multiple sockets, TV point, BT point, space for dining table, alcove shelving, stairs to First Floor, 2 x radiator, glass door into



Kitchen

7' 8" x 18' 4" (2.34m x 5.59m) with a range of white base and wall units, sink and drainer with mixer tap, larder fridge and dishwasher connection point, electric oven, tiled splash back, rear window, radiator, space for dining table, side window.
Door into:



Utility Room

4' 5" x 4' 6" (1.35m x 1.37m) with washing machine connection point, radiator Door into:

W.C.

2' 8" x 4' 3" (0.81m x 1.30m) with w.c. single wash hand basin, side window.



Rear Porch

3' 6" x 8' 2" (1.07m x 2.49m) accessed from main Kitchen with external door to Garden, side window, radiator.



FIRST FLOOR

Landing

With access to loft, radiator.

Front Bedroom 1

11' 4" x 13' 8" (3.45m x 4.17m) a double bedroom, window to front, radiator, multiple sockets, fitted cupboard.



Front Bedroom 2

8' 2" x 11' 3" (2.49m x 3.43m) a double bedroom currently with 2 x single beds, window to front, multiple sockets, radiator.



Rear Double Bedroom 3

10' 2" x 8' 2" (3.10m x 2.49m) with rear window overlooking Garden and adjoining playing fields and towards the coast, radiator, multiple sockets.



Family Bathroom

7' 6" x 8' 1" (2.29m x 2.46m) Having panelled bath with shower over, single wash hand basin, side window, radiator, laminate flooring, part tiled walls. Access into walk in airing cupboard with heated towel rail and slatted shelving.



W.C.

With w.c. rear window, vinyl flooring, part tiled walls.

**EXTERNALLY****To Front and Rear**

The property is approached from the adjoining road with a pedestrian access to the front door. A side and rear entrance is provided via a registered right of way through the memorial hall car park and into the field entrance where access is located immediately on the left hand side secured by a gated entrance.

At this point, a large patio and lawned garden area is provided being south facing enjoying all day sunshine, pockets of seating areas and BBQ space. Also Garden Outbuilding of block construction with zinc roof, concrete base, side windows and door, electric connection, 6' panelled fencing to borders with mature hedgerow in places.





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

We are advised the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band D (Ceredigion County Council).

TENURE Freehold.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Private.

Heating Sources: Oil.

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 (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 Upland Square and Parc Street in the centre of New Quay on the B4342 proceed left onto Towyn Road passing the car park on your left hand side and onto Towyn Road bearing right just before the memorial hall and continue along this lane taking a left at the rear of the memorial hall and into the playing fields where the vehicular entrance to the property is positioned on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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