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*3 Bedroom Semi-Detached Property with Spectacular Sea Views. Located in New Quay, West Wales.*



**22 Park Street, New Quay, Ceredigion. SA45 9QG.**

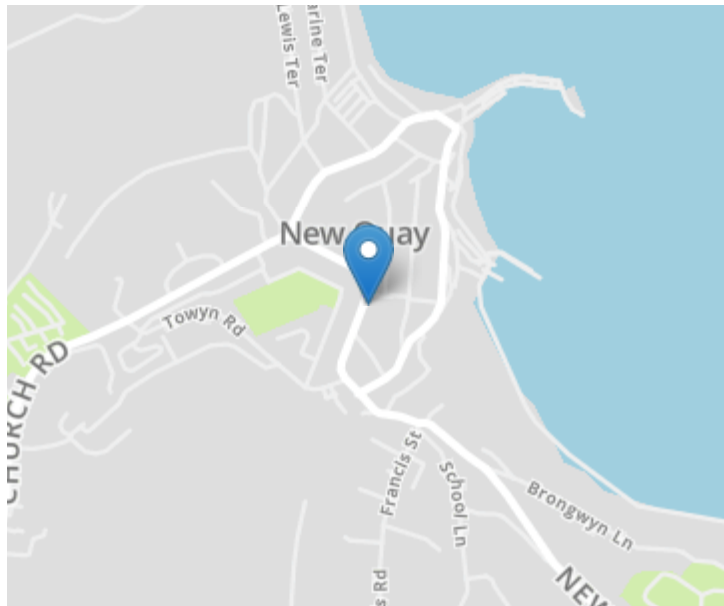
**Ref R/3665/ID**

**£260,000**

\*\* Unique opportunity to acquire an improvable 3 bedroom semi detached residence in the heart of New Quay  
\*\* Spectacular sea views to the rear \*\* Walking distance to sandy beach \*\* Popular coastal village \*\* low maintenance rear garden \*\* character features \*\* In need of refurbishment \*\*

The accommodation provides - Ent hall, front lounge, kitchen. First Floor 2 double bedrooms, bathroom.  
Second Floor, loft bedroom.

The property sits centrally within the Coastal Harbour village of New Quay with its array of Cafe's, Bars, Restaurants, Local Shops, Doctor Surgery, Places of Worship and Local Primary School. The property is in close proximity of the All Wales Coastal Path. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the North with a wider range of facilities and services with New Quay being equidistance drive from Cardigan to the South and Aberystwyth to the North with a wider range of local and National retailers, Regional Hospital, University, National Rail connections etc.



## GROUND FLOOR

### Entrance Hall

22' 0" x 5' 5" (6.71m x 1.65m) Via half glazed hardwood door with lightwell above, economy 7 radiator, under stairs cupboard, stairs to first floor, glazed uPVC door to rear garden.

### Front Lounge

12' 3" x 13' 0" (3.73m x 3.96m) into bay window, with original cast-iron fireplace and surround, bay window to front, alcove, Dado rail, economy 7 radiator, doorway into -



### Kitchen/Dining room

11' 8" x 12' 3" (3.56m x 3.73m) with multifuel Rayburn Royale for domestic heating and hot water, range of base and wall cupboard units, Formica working surfaces above, large window to rear with sea views, stainless steel single drainer sink, electric oven and hob, tiled splashback, space for fridge and freezer.





## FIRST FLOOR

### Central Landing

14' 7" x 5' 7" (4.45m x 1.70m) stairs to loft room, economy 7 radiator, window to rear.

### Rear Double Bedroom 1



9' 7" x 12' 4" (2.92m x 3.76m) central heating radiator, window to rear with far-reaching sea views.



### Front Double Bedroom 2



12' 4" x 12' 0" (3.76m x 3.66m) sash window to front, central heating radiator, cupboard housing the hot water tank.

### Bathroom



7' 9" x 7' 1" (2.36m x 2.16m) primrose suite with low-level flush WC, pedestal wash hand basin, panelled bath with hot and cold taps, frosted sash window to front, central heating radiator, Heatstore electric fan heater.



Loft Bedroom 3



18' 9" x 19' 1" (5.71m x 5.82m) with 2x Velux windows to rear with far reaching sea views, timber flooring.

## Externally

## To the Rear



Low maintenance enclosed rear garden area. Mostly laid to patio slabs. Glorious sea views to the rear. Access path to side.

## Services

We are advised the property benefits from mains water, electricity and drainage. Solid fuel Rayburn for domestic hot water and heating. Economy 7 heating.

Council tax band 'E'



Freehold.

### **Directions**

Heading south west from Aberaeron along the A487 proceed through the villages of Ffos y Ffin, Llwyncllyn and into Llanarth. Continue through the village of Llanarth and take the right hand exit signposted B4342 New Quay by the Llanina Arms Hotel. Continue along this road through Gilfachrheda and into New Quay village centre. Drive past Costcutters on your left hand side and the turning to the beach on your right, continue along the B4342 road around the bend and onto Park Street where the property is located as the last property on the right identified by the agents 'for sale' board.