

Beautifully refurbished 4 bedroom (1 En suite) seaside town house - New Quay, West Wales.



Awelon 12 Park Street, New Quay, Ceredigion. SA45 9QG.

£350,000

R/4158/ID

****COASTAL DELIGHT ! **A Charming 4 bed (1 en suite) seaside residence**Renovated to high standard**Deceptively spacious accommodation laid over 3 floors**Only a short walk to the sandy beaches of New Quay and all the village amenities**Superb sea views from the master bedroom**Double Glazing throughout**Private parking for 2 cars**Low maintenance rear garden****

The Accommodation provides - Front porch, entrance hall, front lounge, rear sitting room, open plan kitchen/dining room. First floor - 2 double bedrooms, single bedroom and modern bathroom. Second floor, master bedroom with en suite.

Conveniently located fronting onto Park Street, only a few minutes walk down to the sea and an easy reach to a good range of village amenities including shops, post office, primary school, pubs, restaurants and places of worship etc. Some 7 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Entrance Hall



19' x 5' 5" (5.79m x 1.65m) with uPVC entrance door with original circular fan light over, laminate flooring, original arched ceiling, cornices and covings, central heating radiator.

Front Reception Room



13' 3" x 10' 3" (4.04m x 3.12m) the front window has original stained glass inset, central heating radiator, original ceiling covings.

Rear Sitting Room (or Dining Room)

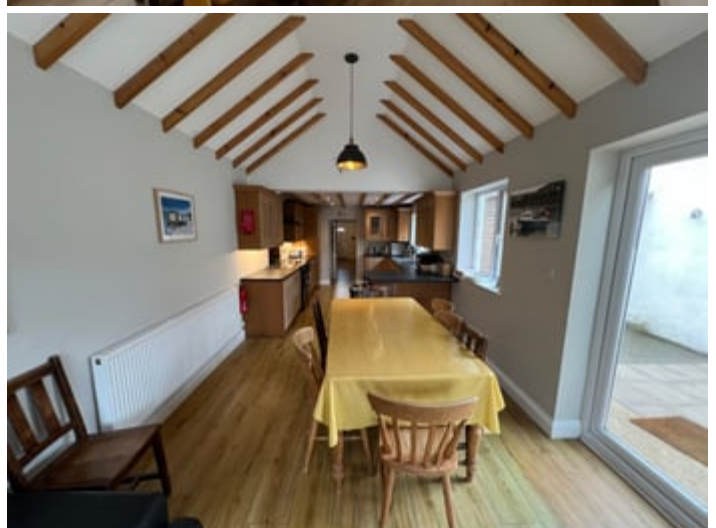


13' 3" x 10' 7" (4.04m x 3.23m) with central heating radiator, original tiled fireplace with oak surround, arched alcoves to each side with built in cupboards. French doors to rear patio.

Open Plan Kitchen/Dining Room

30' 5" x 10' 1" (9.27m x 3.07m) with laminate flooring, the dining area has a vaulted ceiling with feature beams, central heating radiator and French doors to patio. The kitchen area is fitted with a range of oak fronted base and wall cupboard units with Formica working surfaces above, stainless steel 1 ½

bowl single drainer sink unit with mixer taps, integrated appliances including a dishwasher, fridge freezer and automatic washing machine, a Kensington oven range with ceramic hobs and a feature cooker hood over, sunken ceiling spot lights, feature beams, understairs cupboard housing the Warmflow oil fired central heating boiler.





FIRST FLOOR

Split Level Landing

Approached via original pitch pine staircase with mahogany handrails, radiator, coving to ceiling.

Rear Bathroom



With exposed timber floors. White suite providing a panelled bath, wash hand basin and toilet, double sized shower cubicle, half tiled walls, sunken ceiling spotlights, heated towel rail, extractor fan.



Front Double Bedroom 1



11' 7" x 10' 1" (3.53m x 3.07m) plus alcove, front window has original stained glass inset, original ceiling covings, built in wardrobe/cupboard, central heating radiator.

Rear Double Bedroom 2



13' 2" x 9' 2" (4.01m x 2.79m) with central heating radiator, arched alcove, original ceiling covings.



Front Single Bedroom 3



8' 7" x 6' 6" (2.62m x 1.98m) again a front window with an original stained glass inset, original covings to ceilings, central heating radiator.

SECOND FLOOR

Attic Area/4th Bedroom



15' 3" x 12' 8" (4.65m x 3.86m) overall with Velux windows to front and rear and enjoying views over roof tops to the sea. Under-eaves storage cupboards, central heating radiator.

En Suite Shower Room



A white suite comprising of a low level flush WC, pedestal wash hand basin, corner shower cubicle, heated towel rail, extractor fan.

EXTERNALLY.

Rear Garden

At the rear is a pleasant south facing garden area on a split level being laid to patio slabs for ease of maintenance. Cedar wood storage shed. Beyond this is a gravelled parking area for 2 cars with access to rear service lane. Side pedestrian access.



To the Front



Front on to Park Street with railed forecourt.

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.



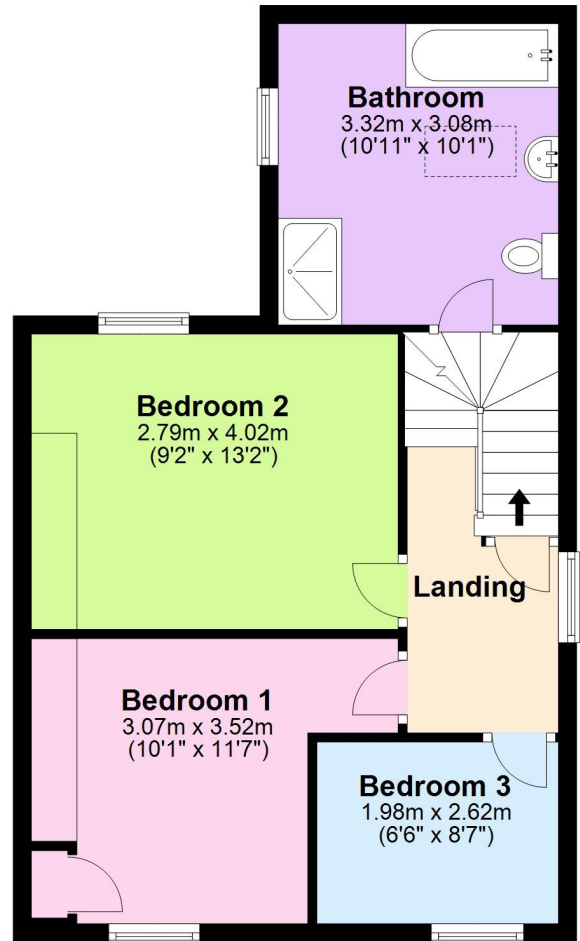
Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating.

Council Tax Band E. Tenure : Freehold

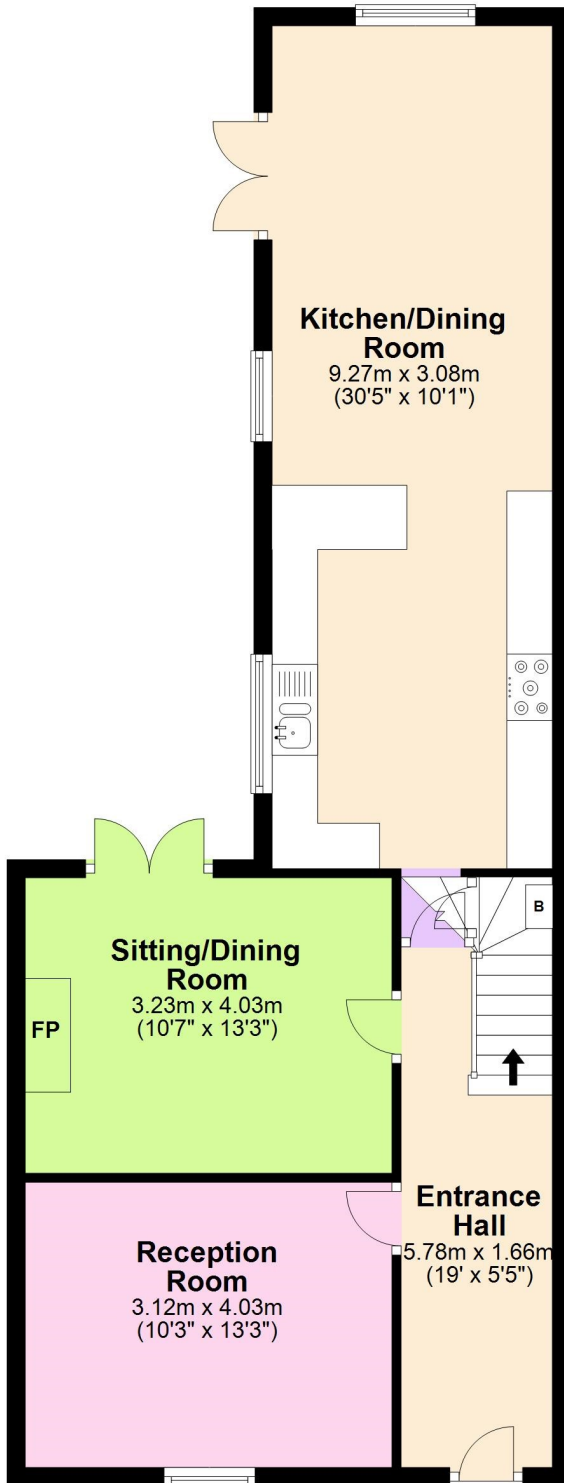
First Floor

Approx. 48.0 sq. metres (516.6 sq. feet)



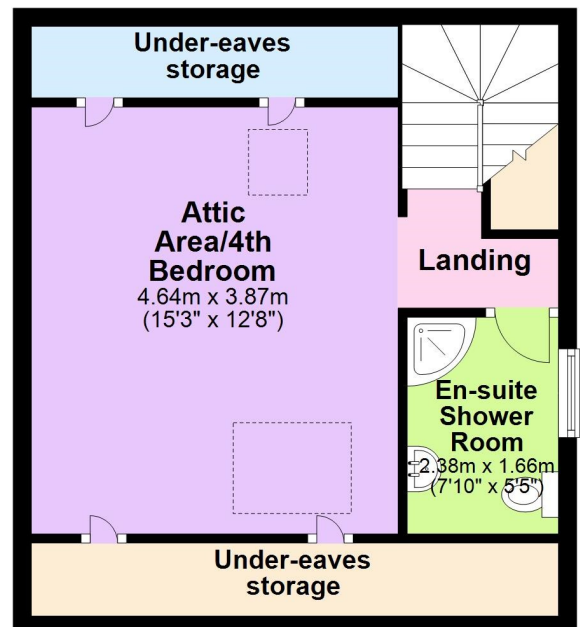
Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Second Floor

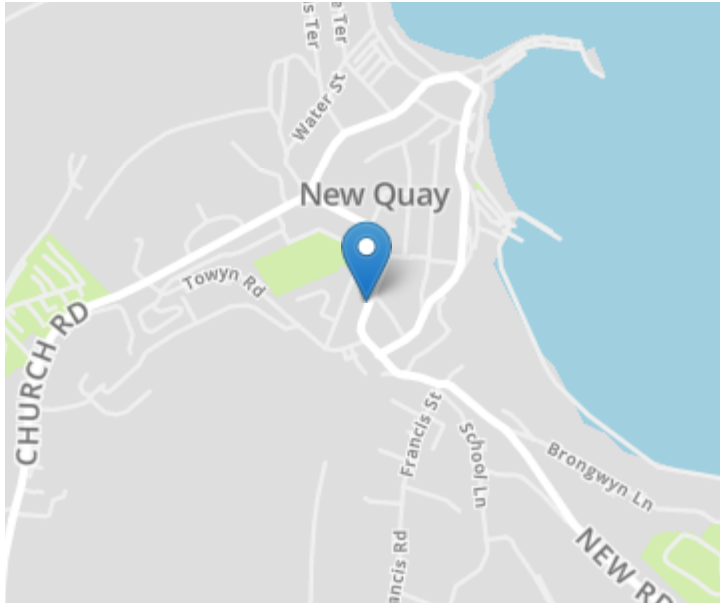
Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 151.9 sq. metres (1635.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Awelon , 12 Park Street, New Quay



Directions

Mains Electricity, Water & Drainage. Oil Fired Central Heating.

Tenure : Freehold

Directions

The property can be found by taking the main A487 coast road south-west from Aberaeron towards Cardigan. At the village of Llanarth, turn right (alongside The Llanina Arms Hotel - yellow building) onto the B3442 New Quay road. Follow this road into New Quay passing the Costcutters supermarket on your left hand side (do not turn right down towards the sea front), carry straight on passing the car park on the left hand side, following the road around to the right and the property is the end of the first terrace on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(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 :

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Regulated by

