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RICS



Since 1989

A most appealing and substantial Victorian Residence within the seaside resort of New Quay - West Wales.



Ina Lass, Gomer Crescent, New Quay, Ceredigion. SA45 9NL.

Ref R/3562/DD

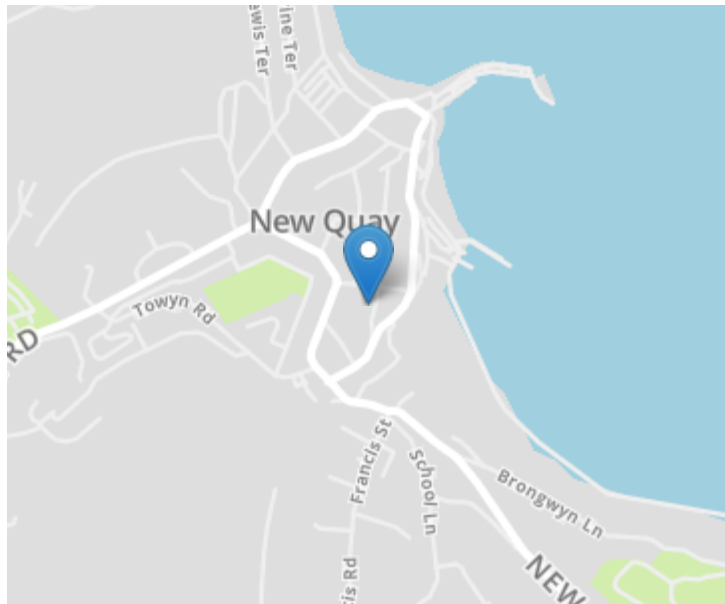
£398,000

****Character property**Sea Views**Retained Original Features**In need of refurbishment and modernisation**Well Proportioned Accommodation**4/5 Beds**Good Sized Rear Garden**Rare Opportunity****

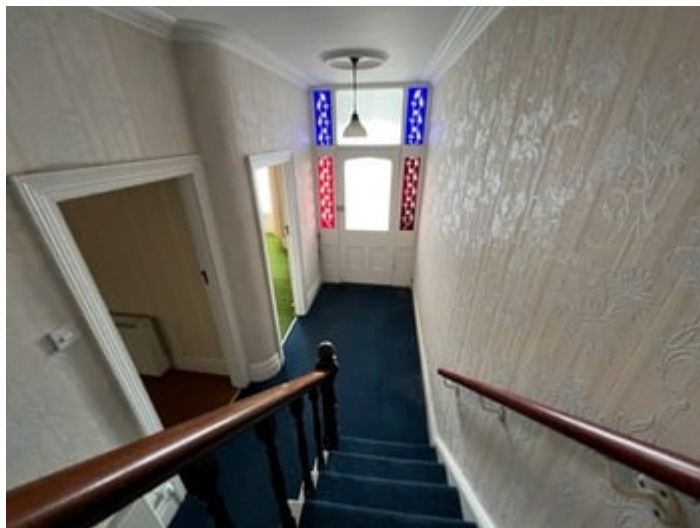
****MUST BE VIEWED !****

The Accommodation provides - Front Vestibule, Ent Hall, Front Rec Room, Rear Sitting Room, Rear Porch, Sep W.C. Kitchenette, Rear Dining Room. To The First Floor - Split Level Landing, 2 Front Bedrooms with sea views, 2 Rear Bedrooms, Rear Landing, Bathroom, Sep w.c. Original Loft Room/5th Bedroom.

Convenient position fronting onto Gomer Crescent only a few minutes walk from the harbour and sea front within this popular coastal resort and seaside fishing village on the West Wales Heritage coastline. The village offers an array of pubs, eating houses, gift shops, large convenience store, primary school and on a bus route. Some 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An reach of the larger Marketing and Amenity Centres of the area.



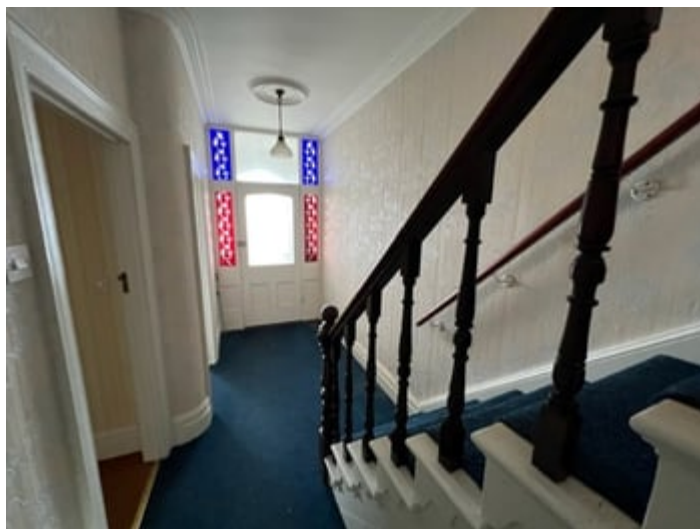
Entrance Hall



GROUND FLOOR

Main front entrance door with circular fan light over leads to

Vestibule



With original mosaic tiled floor, engraved glass entrance door with stained glass side panels leads to –



With electric night storage heater, original ceiling covings, under stairs cupboard.

Front Reception Room



14' 1" x 13' 3" (4.29m x 4.04m) into bay window with views over roof tops to the sea. Open fireplace with tiled surround, original covings to ceiling.

Rear Sitting Room



12' 5" x 10' 9" (3.78m x 3.28m) (Has been used more recently as a downstairs Bedroom) with electric night storage heater, alcove with wash hand basin and a corner positioned disabled shower with electric shower unit. Door to -



Rear Porch



With tiled floor. Rear exterior door.

Separate w.c.

With low level flush toilet and a corner wash hand basin.

Kitchenette



9' 7" x 5' 9" (2.92m x 1.75m) with tiled floor, a range of floor and wall units with working surfaces, stainless steel single drainer sink unit h&c.

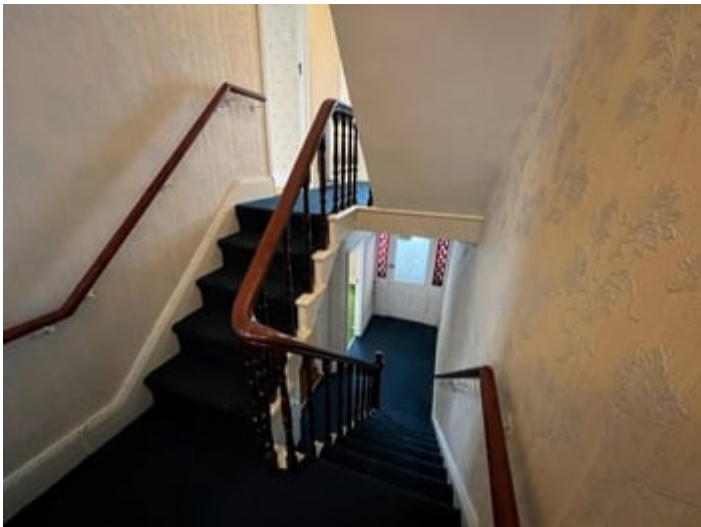
Rear Dining Room



12' 4" x 9' 9" (3.76m x 2.97m) plus alcove, electric night storage heater, built in cupboard.

FIRST FLOOR

Split Level Landing



Approached via an original staircase from the Entrance Hall with electric night storage heater.

Front Double Bedroom 1



15' 6" x 12' 6" (4.72m x 3.81m) into bay window with views of the sea, electric night storage heater.

Front Single Bedroom 2



7' 5" x 7' 2" (2.26m x 2.18m) with front coastal aspect window, telephone point.

Rear Bedroom 3



12' 6" x 9' 5" (3.81m x 2.87m) with rear aspect window, electric night storage heater.

Rear Bedroom 4



11' 11" x 7' 0" (3.63m x 2.13m) with side window, built in airing cupboard.

Rear Landing

Leads to -

Bathroom



8' 8" x 6' 0" (2.64m x 1.83m) with a panelled bath, pedestal wash hand basin, electric night storage heater.

Separate W.C.



With flush toilet and door to garden.

Loft Room (Potential 5th Bedroom)



22' 4" x 18' 0" (6.81m x 5.49m overall - Approached via an original staircase from the Front Landing, with good headroom. Sloping ceilings with small dormer window to



front with a coastal aspect. Velux window at rear.

EXTERNALLY

To the Front

Street frontage with a walled/railed forecourt.



At the Rear

Accessed from ground and first floor to a rear elevated garden of a good size with Fuel Store, Potting Shed, Garden Shed and small Rear Yard.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains Electricity, Water and Drainage. Economy 7 heating. Council Tax Band E.

Directions

At New Quay Uplands Square, take the road down past The Seahorse public house towards the sea front (one way system). You will pass MGW Furniture Centre on your right hand side, then take the next fork left hand turning onto Gomer Crescent. You will then see this property on the left hand side identified by the Agents for sale board.

