

Regulated by:



Since 1989

*Fully refurbished 3 storey 4 Bedroom period town house. Coastal location. New Quay, West Wales.*



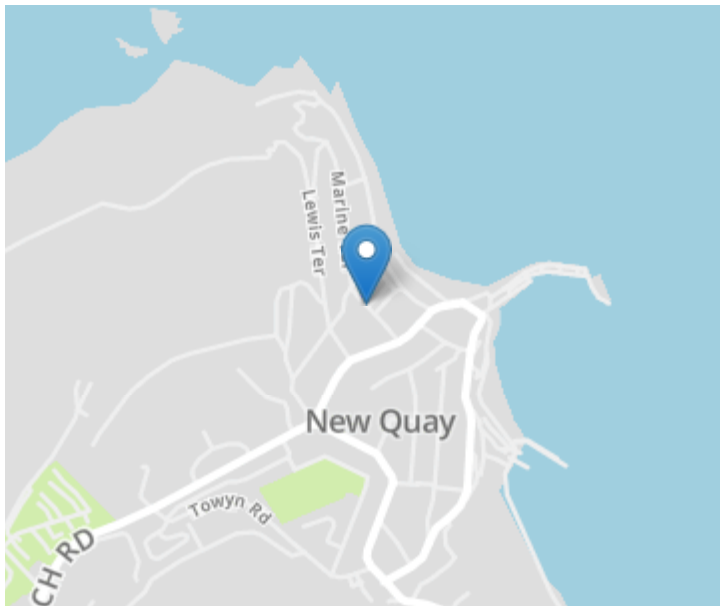
**Coedmor 4 High Street, New Quay, Ceredigion. SA45 9NY.**

**Ref R/3622/RD**

**£460,000**

**\*\* Recently renovated and fully refurbished 4 bedroom period residence\*\*Move in tomorrow!\*\***Fantastic views over the sea front and north along Cardigan Bay\*\*Mid terraced substantial period residence\*\*Renovated to the highest order\*\*Modern kitchen\*\*4 bathrooms \*\*Central Heating system\*\*Under floor heating throughout \*\*Private rear parking\*\*Private rear garden\*\*Situating within this popular West Wales coastal resort \*\*****

Located within a short walk from Cardigan Bay and the New Quay sea front, this property oozes character with original features being retained. The property has been refurbished throughout to a very high standard. Coedmor located on High Street, is in a very convenient location being only a few minutes from the beach and all village amenities. These include cafes, restaurants, shops and post office, doctors surgery and chemist. New Quay also boasts a local primary school. The property lies some 8 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.



## GENERAL

Within the last few years the property has undergone a full renovation and refurbishment project with no expense spared on the quality of finishing. A modern kitchen has been installed with new units and appliances. A dining room timber seating fixture has been made by a local carpenter which seats a large number.

The ground floor is tiled throughout all areas with new porcelain Italian tiles and has underfloor heating beneath. New carpets have been fitted to all bedrooms with underfloor heating beneath. A state of the art economic Infrared electric UFH (Warmset) has been installed throughout the property. Extensive tanking has taken place on the rear external walls with an injected damp course installed with a 20 year guarantee certificate issued. Full rewiring of the electrical system has been undergone with a modern fuse box installed.

There is a renovated bathroom on the top floor and 2 new shower rooms complete with modern fittings and appliances. In addition there is a refurbished wc/shower on the ground floor. There is a brand new hot water immersion heater located within the building.

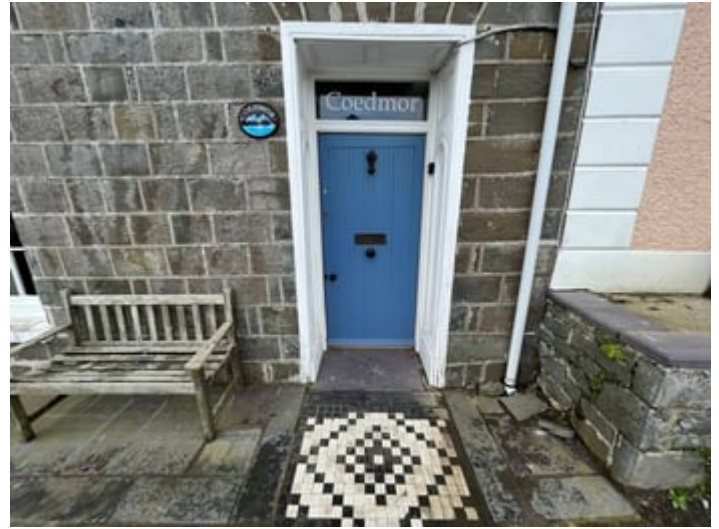
Listed Building Consent was granted to replace new Windows.

Externally, repairs were undertaken to the main roof as well as the kitchen extension using traditional Welsh slates. New insulation has been installed in both the main roof attic and kitchen extension. Broadband and Wi Fi also installed.

## GROUND FLOOR

### Vestibule

Inner vestibule small lobby with painted hardwood front door. New tiled floor with original tiled walls to dado rail.



### Entrance Hall

New Italian tile flooring, original arched ceiling cornices and covings, understairs cupboard.





### Reception Room 1

14' 9" x 12' (4.50m x 3.66m) with original cornices and picture rail, open fireplace with painted pine surround and newly installed Dean Woodburner on slate hearth. Large sash window with sea views, original window shutters restored, multiple sockets, and TV point. Italian tiled flooring, alcove cupboard.



### Reception Room 2

10' x 9' 7" (3.05m x 2.92m) with painted open stone feature fireplace with painted surround, built in shelves to side, window shutters, tv point, telephone point. Window overlooking garden, Italian tiled flooring.



# Kitchen/Dining Room



21' 4" x 8' 11" (6.50m x 2.72m) on a split level with Dining Area in the lower section. Modern kitchen containing white base units with glazed cupboards above. Light Formica work top, stainless steel sink and drainer with mixer tap. Caple electric oven, hobs and extractor , fitted dish washer, space for fridge, spot lights to ceiling. The lower Dining Area has fixed seating to walls (custom made ) creating dining space for up to 8 people, new conservation roof lights to ceiling, new windows and doors. Access through to -

### Downstairs Shower Room

with fully tiled floor and walls with Mira Vie shower with blue mosaic tiled floor to floor and ceiling, single wash hand basin, low level flush toilet, velux roof light, side window



## FIRST FLOOR

### Landing

via original dog legged staircase with carpet run, window overlooking landscaped garden.

### Master Bedroom

18' 10" x 12' 5" (5.74m x 3.78m) a double bedroom with excellent sea views, refurbished and redecorated including a fitted wardrobe



## En Suite



With modern 900 base shower unit with Grohe power shower, dual flush WC, single wash hand basin, tiled floors and walls to ceilings, spot lights.

## Shower Room

with new 900 base enclosed corner shower with Grohe power shower, feature blue mosaic tiling, single wash hand basin, WC, newly replaced double glazed window to rear, tiled floor and immersion cupboard.



## Front Double Bedroom 2



10' 4" x 6' 2" (3.15m x 1.88m) with large sash window to front with excellent sea views, part tongue and groove boarding to walls, and window shutters, multiple sockets, heater.

## SECOND FLOOR

### Half Landing

with built in bookshelf and window overlooking garden. Attic hatch

### Front Double Bedroom 3

14' 8" x 10' 5" (4.47m x 3.18m) With sash window to front with excellent sea view, part tongue and groove boarding, multiple sockets



## Front Double Bedroom 4



11' 2" x 8' 1" (3.40m x 2.46m) With sash window to front with excellent sea view

## Bathroom



Modern White bathroom suite comprising bath with Grohe shower over, single wash hand basin and WC, built in airing cupboard with washing machine connection point. New double glazed sash window overlooking garden

## EXTERNALLY

### To the Front

Street frontage with traditional slate slabs





### To the Rear

Restored small paved patio area to rear with sufficient space for external dining table. Refurbished steps up to re landscaped south facing garden and new patio area with feature custom made metal railings. Part stone wall and fenced boundaries.

The garden has been divided at the far end to provide a separate area for the garden outbuildings including a -

Cedarwood Garden Shed 12' x 10' with power and water connected,

Adjacent stone built Garden Shed and a pedestrian gateway to rear private parking area for one.





**TENURE**

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

**Services**

Mains water, electricity and drainage. Efficient modern infrared electric heating system.

Council Tax Band E

**Directions**

At the seaside resort of New Quay take the road down to the sea (One Way System). Proceed all the way down the harbour and sea front then bear left, do not turn right at the Captain's Rendezvous Restaurant but keep left up hill passing the Dolau Inn and the Port of Call Restaurant on the right hand side. Turn right alongside the Shell Shop into High Street and you will see the property towards the end of the street on the left. It has a painted blue front door and prominent name Coedmor above.

**Directions**

Mains water, electricity and drainage. Efficient newly installed infrared electric heating system.

**Directions**

Approximate Gross Internal Area = 145.2 sq m / 1563 sq ft

