

*2 bed coastal cottage in a prime location overlooking New Quay harbour and Cardigan Bay.
(Potential for Business Use) New Quay. West Wales.*



Wellington Cottage, Wellington Place, New Quay, Ceredigion. SA45 9NR.

£345,000

Ref R/4235/RD

**** Spacious 2 bedroom cottage ** Overlooking New Quay harbour and Cardigan Bay ** Potential Business Use ** Walking distance to village amenities ** Spectacular outlook ** Nearby pubic car parking facilities ** Modern kitchen and bathroom ** Private rear courtyard ** Currently run as a successful holiday let business ** For sale due to retirement ** Located along one of the prime street frontages in New Quay ** Attractively priced to secure a suitable buyer ** What an opportunity! ****

The property is situated within the fishing village of New Quay with its sandy beaches, famous harbour, local cafes, bars, restaurants, shops, post office, doctors surgery, primary school, good leisure facilities and public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with its secondary school, leisure centre and wider day to day offerings. The property lies equidistant from the university town of Aberystwyth to the north and the market and estuary town of Cardigan to the south, both within 30 minutes drive of the property.



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GENERAL

A well established holiday let business situated in the heart of New Quay. The property provides spacious 2 bedroom accommodation completely orientated to maximise the outlook over New Quay harbour and the Cardigan Bay coastline.

The property is extremely well maintained offering modern kitchen and bathroom facilities as well as spacious living and dining space.

To the rear of the house is an enclosed courtyard with no overlooking but enjoying afternoon sunshine.

A great property not to be missed.

ACCOMMODATION

Entrance

From the adjoining road stepped up onto the front patio area with glass panel door leading into:

Lounge

17' 7" x 14' 8" (5.36m x 4.47m) with feature stone fireplace and surround with red quarry tiled hearth, exposed beams to ceiling, oak flooring, part tongue and groove panelling to walls, TV point, multiple sockets, 2 x radiator, understairs cupboard, BT/wifi point, open plan into:



Dining Room/Rear Sitting Room

9' 7" x 18' 5" (2.92m x 5.61m) with tiled flooring, rear patio door to courtyard, part exposed stone walls, space for dining table, radiator, multiple sockets, side door into:





Kitchen

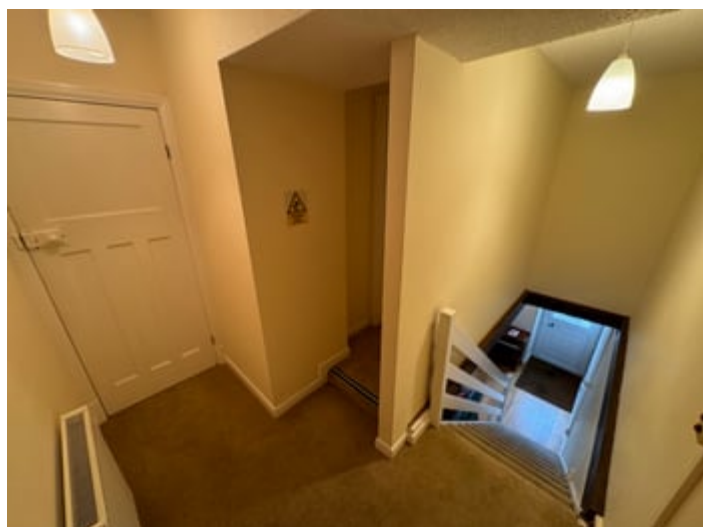
5' 7" x 10' 9" (1.70m x 3.28m) with off-white shaker style kitchen units, tiled splashback, Formica worktop, stainless steel sink and drainer with mixer tap, side window, washing machine connection, electric oven and grill, ceramic hobs, space for freestanding fridge/freezer, tiled flooring.



FIRST FLOOR

Landing

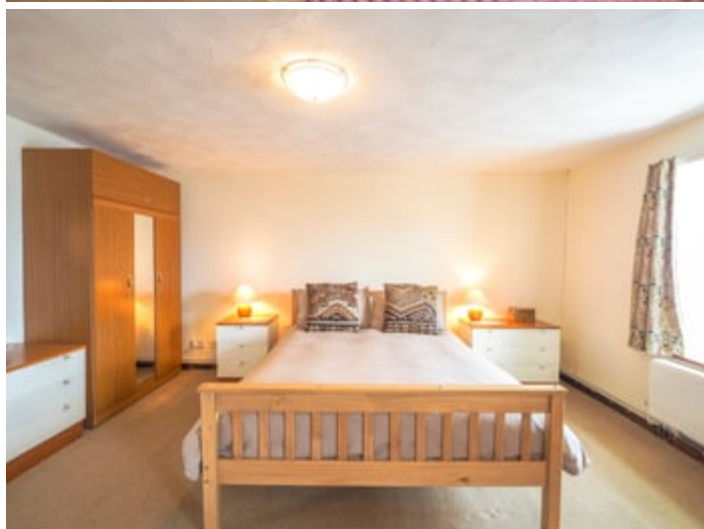
With radiator, access to loft.



Front Bedroom 1

17' 7" x 14' 8" (5.36m x 4.47m) large double bedroom, 2 windows to front overlooking New Quay harbour and Cardigan Bay coastline, multiple sockets, radiator, ample wardrobe space.





Rear Bedroom 2

9' 3" x 9' 8" (2.82m x 2.95m) double bedroom, window to rear, multiple sockets, radiator.



Bathroom

Bathroom facility with corner 1200mm enclosed shower, single wash hand basin on vanity unit, WC, bidet, fully tiled walls, rear window.



EXTERNAL

To Front

The property fronts onto Wellington Place and benefits from stone wall boundary and raised patio area overlooking the harbour and Cardigan Bay.



To Rear

Enclosed rear courtyard being south facing and benefitting from afternoon and early evening sunshine with external oil boiler and oil tank.



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 ARRANGEMENTS

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 FACE-BOOK 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 that the property benefits from mains water,
electricity and drainage. Oil central heating.

Council Tax Band - D.

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D

Council Tax: Rate 1354

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

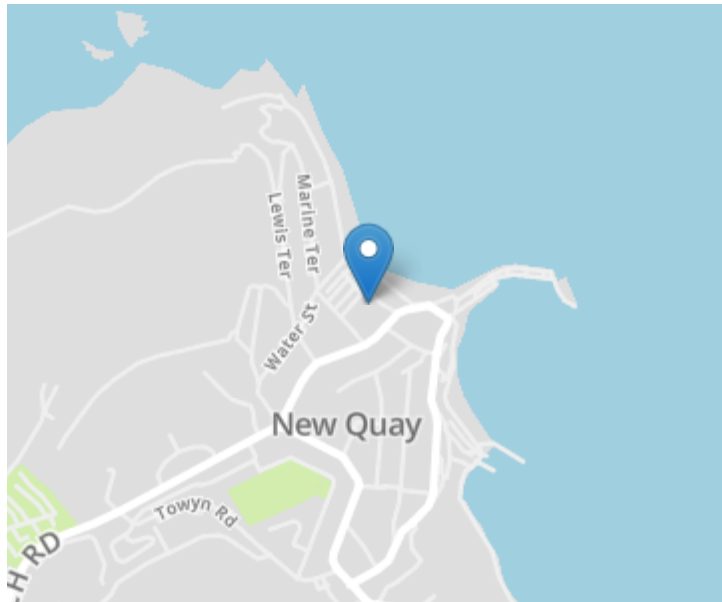
Any risk of coastal erosion? No

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 South John Street in New Quay by the Blue Bell and Lime Crab continue along the one way road system taking the right hand turning adjoining the Captains Rendezvous restaurant onto Rock Street. Proceed for approximately 50 yards and the property is located on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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