

*An improvable 3 bed semi detached residence, set in quiet surroundings. New Quay - West Wales.*



Tan Y Bryn, Pentregarth, New Quay, Ceredigion. SA45 9TF.

**£150,000 Guide Price**

**Ref R/4715/ID**

**\*\*Improvable 3 bed semi detached residence\*\*** Located at the end of a quiet lane **\*\*Walking distance to the popular seaside fishing village of New Quay - West Wales\*\*** **\*\*Deceptively spacious accommodation\*\*** **\*\*Private parking for 2 cars\*\*** **\*\*Rear patio area\*\*** **\*\*In need of refurbishment\*\*** **\*\*Lovely quiet location\*\*** **\*\*Great potential to put your own stamp on it! \*\***

The property comprises of entrance hall, front lounge/ dining room, kitchen, store room/utility First floor - 2 double bedrooms, 1 single bedroom and bathroom.

The property is located on the fringes of the popular fishing village of New Quay being a sought after destination on the Cardigan Bay coastline. The village offers a range of facilities and services including local primary school, doctors surgery cafes, bars and restaurants. Access to two sandy beaches and the All Wales coastal path. New Quay also enjoy good public transport connections to the larger amenity centres of the area such as Aberaeron, Aberystwyth and Cardigan.



LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Entrance Hall

20' 6" x 5' 4" (6.25m x 1.63m) with upvc half glazed door, fan light above, stairs to first floor, under stairs storage cupboard.

### Lounge/Dining Room

11' 8" x 22' 0" (3.56m x 6.71m) with double glazed window to front, with multi fuel stove (not in working order) which previously ran the domestic heating and hot water, double glazed windows to rear, exposed beams.



### Kitchen

13' 9" x 9' 5" (4.19m x 2.87m) with fitted base and wall cupboard units with working surfaces above, electric oven, 4 ring electric hob, stainless steel drainer sink, plumbing for automatic washing machine, upvc exterior door to side.





### Storage/Utility

5' 2" x 8' 2" (1.57m x 2.49m) with double glazed window to side.

## FIRST FLOOR

### Landing

13' 3" x 5' 6" (4.04m x 1.68m) with access hatch to loft.

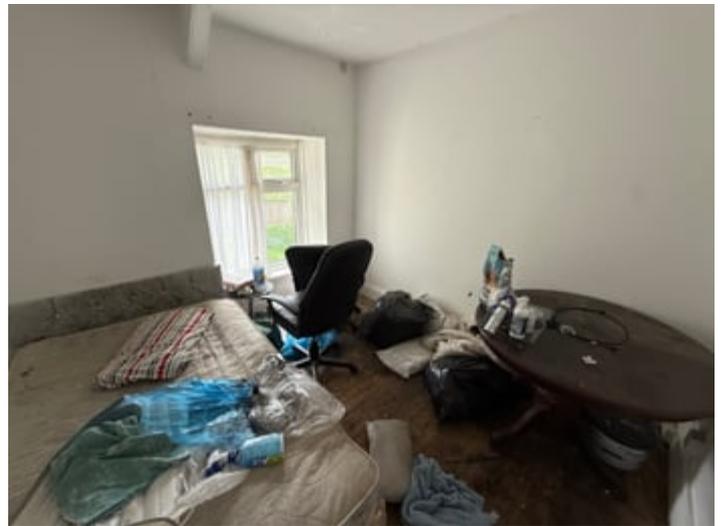
### Family Bathroom

9' 8" x 6' 3" (2.95m x 1.91m) with a 3 piece white suite comprising of a panelled bath, low level flush w.c. pedestal wash hand basin, mixer tap, frosted window to side.



### Rear Double Bedroom 1

9' 6" x 10' 0" (2.90m x 3.05m) double glazed window to rear, exposed timber floor boards.



### Front Double Bedroom 2

10' 6" x 12' 0" (3.20m x 3.66m) with double glazed window to front, exposed floor boards.



### Front Bedroom 3

6' 6" x 8' 6" (1.98m x 2.59m) with double glazed window to front, exposed floor boards.



## EXTERNALLY

### To the Front

The property is approached via a C Class road onto a concrete private parking area for 2 cars, front forecourt, steps leading to front door.



### To the Rear

To the rear is a patio laid to slabs.



## PLEASE NOTE -

The grassed area is not included in the sale.

## 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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

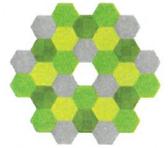
## Services

We are advised that the property benefits from mains water, electricity and drainage. Multi fuel central heating system (Currently not in working condition).

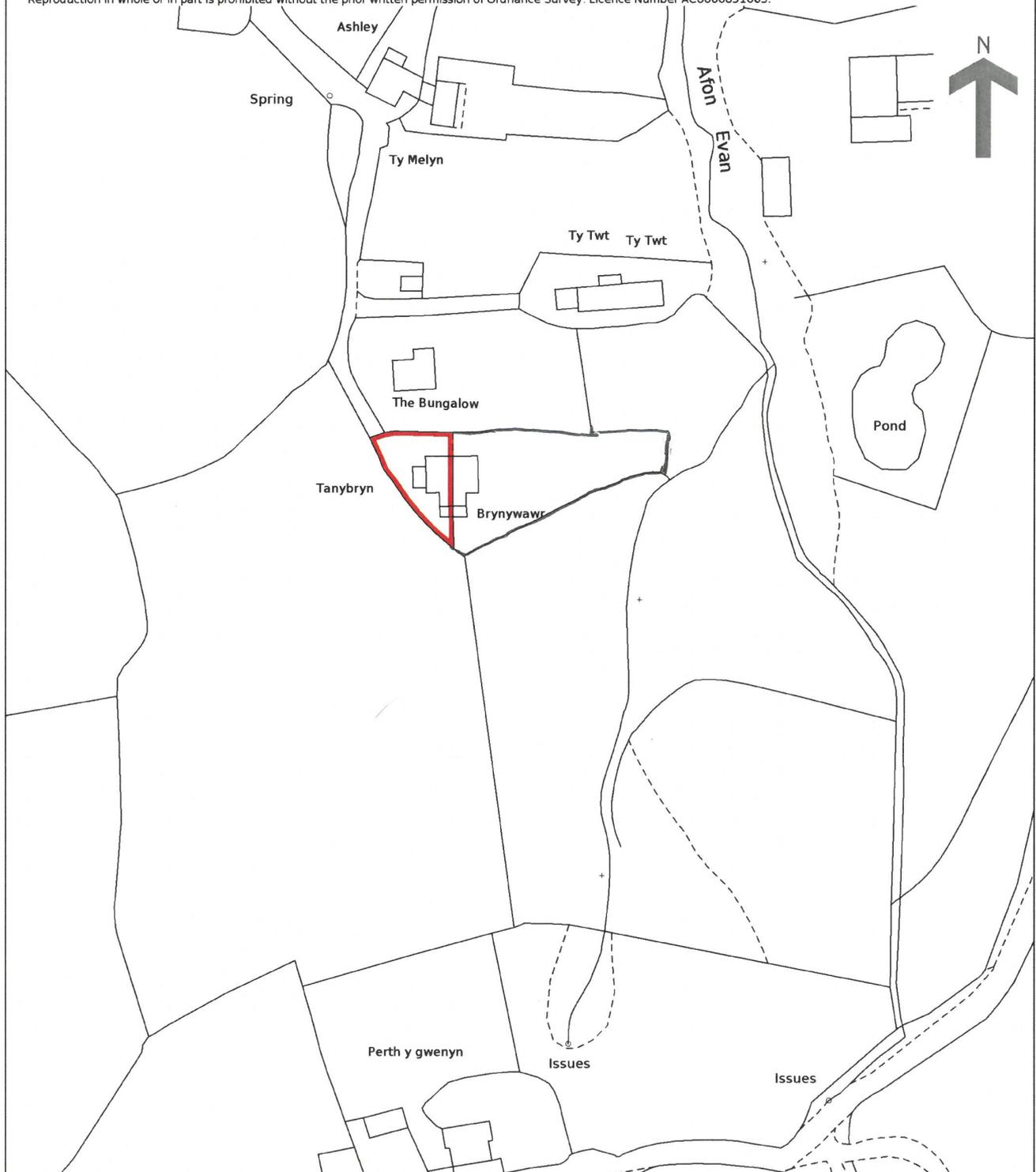
Council Tax Authority (Ceredigion Council Council).

HM Land Registry  
Official copy of  
title plan

Title number **CYM430116**  
Ordnance Survey map reference **SN3859SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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**FOR IDENTIFICATION  
PURPOSES ONLY**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Private.

**Heating Sources:** Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (45)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

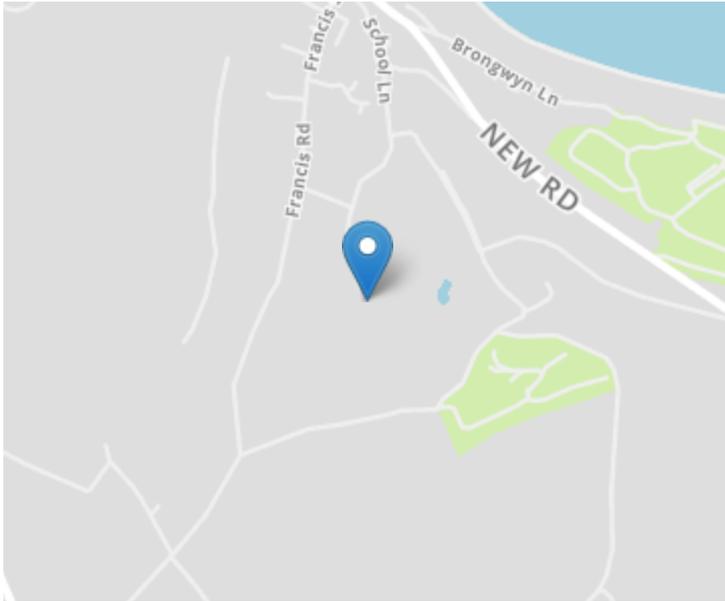
**Any risk of coastal erosion?** No

**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 Aberaeron travel south west on the A487 coast to the village of Llanarth. In the village of Llanarth, alongside The Llanina Arms Hotel, turn right onto the B4342 New Quay road. Keep on this road for some 2 miles passing Quay West holiday resort on your right hand side, keep going for another 1/4 of a mile. As you enter New Quay you will pass terraced houses known as George Street. At the end of George Street, turn left, up Francis Street, passing the bowling green on your right hand side, follow the road up the hill some 300 yards, take the 1st left hand turning at the junction and you will see a terrace of properties on your left hand side, bear right at the junction, continue up the road for some 250 yards and the property can be seen in front of you at the end of the road.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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