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Charming Traditional 2 Bed Stone Cottage. New Quay, West Wales.



Awelfa 1 Field Place, New Quay, Ceredigion. SA45 9QN.

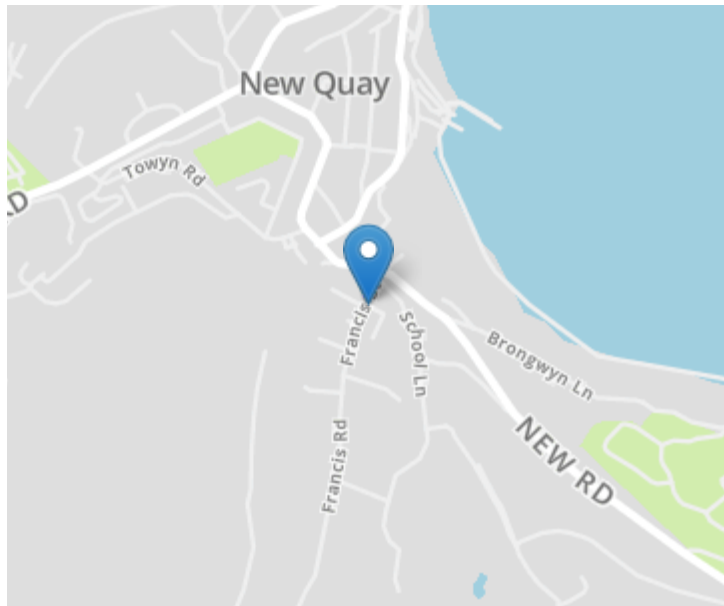
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£229,950

**** Charming traditional 2 Bedroom Stone Cottage ** Conveniently located in the popular seaside village of New Quay ** Only a 5 minutes walk to the sandy beach and all village amenities ** Double glazing throughout ** Electric heating system ** Seating area / parking space for 1 car ****

The Accommodation provides - Living Room, Kitchen, Shower Room. To the First Floor - 2 Bedrooms.

Located fronting a quiet lane within the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay within walking distance of a good range of local amenities, harbour and sea front. 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 Cardigan, Aberystwyth and Lampeter



GROUND FLOOR

Entrance Hall



4' 2" x 11' 3" (1.27m x 3.43m) via recently installed grey composite door with port hole, tiled floor, understairs cupboard, heater, stairs to first floor, 4ft archway into -

Sitting Room

11' 8" x 10' 11" (3.56m x 3.33m) into alcove, window to front, raised stone hearth, heater, exposed ceiling beams, TV point, multiple sockets.



Kitchen/Dining Room



11' 6" x 11' 2" (3.51m x 3.40m) on a split level with a tiled floor, range of white gloss base and wall cupboard units with formica working surfaces above, stainless steel single drainer sink unit h&c, cooker space, exposed ceiling beams, half glazed uPVC exterior door, heater.

Downstairs Shower Room

10' 1" x 4' 3" (3.07m x 1.30m) with tiled walls, low level flush toilet, pedestal wash hand basin, large tiled shower cubicle with a newly installed front shower door, appliance space with plumbing for automatic washing machine, hot air blower, extractor fan.



FIRST FLOOR

L Shaped Landing Area

Approached via staircase from the Entrance Hall, built in cupboards (potential for an upstairs w.c.), window to front with sea view.

Double Bedroom 1

11' 9" x 8' 2" (3.58m x 2.49m) with electric heater, window to side, multiple sockets.



Bedroom 2

10' 7" x 6' 7" (3.23m x 2.01m) window to front with sea views, multiple sockets.



EXTERNALLY

To the Rear

Is a galvanised gated entrance leading to a walled, low maintenance garden area. Mostly laid to slate gravel. This space could be utilised as a parking space.



To the Front



Services

We are advised the property benefits from mains water, electricity and draiage. Electric heating system.

Freehold.

Council tax band 'C'.

Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Drive into the village of New Quay and after you drive through the first terrace of houses take the first left hand turning up towards the Bowling Green and Francis Street. There is a turning to a small lane on the left hand side just before the Bowling Green. This lane is known as Field Place and this is the first property on the right hand side identified by the agents for sale board (just before you reach the village primary school).

