

Regulated by:



Since 1989

Cosy 3 Bed Cottage. Overlooking New Quay and Cardigan Bay. West Wales.



Oyster Cottage White Street, New Quay, Ceredigion. SA45 9NH.

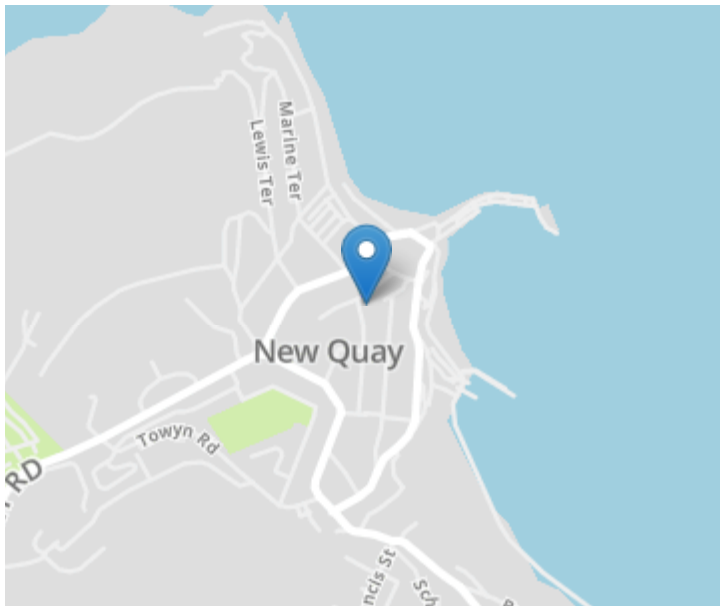
R/3698/RD

£365,000

**** A cosy and delightful 3 bedroom cottage ** Spacious accommodation ** Picture views over the coastline ** Elevated rear garden with unparallel views over Cardigan Bay and New Quay ** Walking distance of village amenities ** Modern and luxurious accommodation ** Original character features ** Currently running as a successful holiday let business ****

**** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated within the popular harbour and fishing village of New Quay on the Cardigan Bay coastline. The village offers a good level of local amenities including local cafes, bars, restaurants, primary school, doctors surgery, places of worship, village shops and post office, good public transport connectivity and access to sandy beaches. The Georgian harbour town of Aberaeron is some 10 minutes drive to the north with its comprehensive school and wider offerings of day to day amenities. The village sits equidistance between the University town of Aberystwyth and the Estuary town of Cardigan, both within 30 minutes drive of the property.



GENERAL

A deceptively spacious 3 bedroom cottage set within the heart of New Quay.

The property sits in an elevated position overlooking the coastline but is within short walking distance to village amenities.

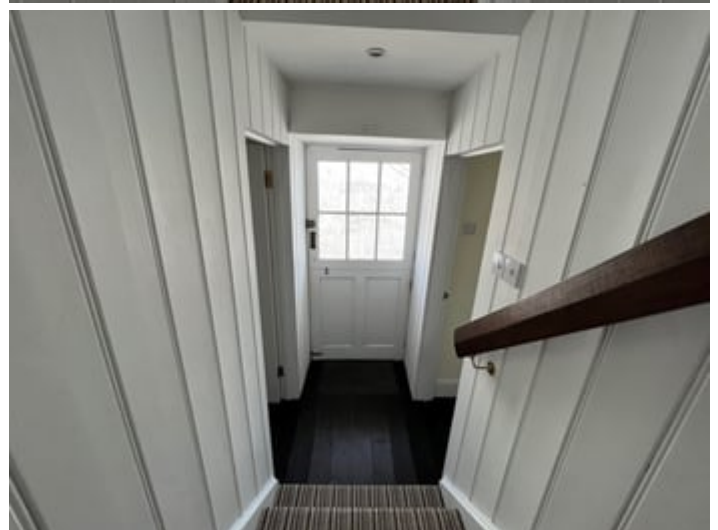
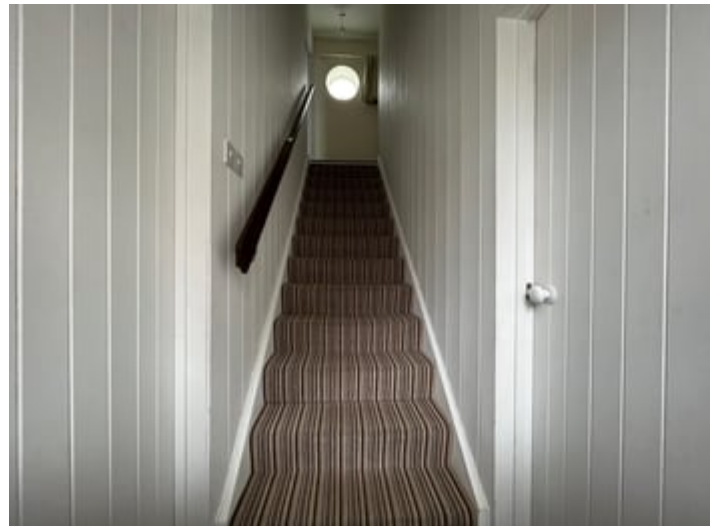
In recent times the property has undergone a full refurbishment programme now presenting a good standard of accommodation throughout.

The property is currently used as a successful holiday let business, verified accounts are available for those with a bona fide interest and must have viewed the property in the first instance.

ACCOMMODATION

Entrance Hallway

Accessed via external steps to the front to a glass panel stable door with tongue and groove panelling to walls, stairs to 1st floor, exposed painted timber flooring.



Lounge

9' 7" x 14' 9" (2.92m x 4.50m) a comfortable family living room with redundant fireplace with timber surround, TV point, multiple sockets, painted timber flooring, picture window to front with sea views and window seat, door to rear inner hallway.



Kitchen

9' 7" x 15' 4" (2.92m x 4.67m) with a range of cream base units with oak worktop, double ceramic Belfast sink and drainer with mixer tap, space for DeLonghi gas and electric cooking range (available subject to negotiation), window to front with window seat, space for fridge/freezer, fitted dishwasher, space for 6+ persons dining table, spotlights to ceiling, painted timber flooring.





Inner Hallway



3' 2" x 12' 8" (0.97m x 3.86m) with under-stairs cupboard, radiator, rear stable door to garden, painted timber flooring.

Bathroom

7' 4" x 8' 0" (2.24m x 2.44m) luxurious white bathroom suite with Victorian roll top bath, enclosed tiled shower, WC, single wash hand basin, high level window, painted timber flooring, tongue and groove panelling to walls, heated towel rail.



Ground Floor Bedroom 1

9' 9" x 8' 2" (2.97m x 2.49m) double bedroom currently with fitted bunk beds, painted timber flooring, radiator, fitted cupboards, multiple sockets, high level window.



FIRST FLOOR

Landing

Porthole window overlooking garden, tongue and groove panelling to walls.

Front Bedroom 2

10' 1" x 15' 1" (3.07m x 4.60m) double bedroom, window to rear garden and picture window to front enjoying views over the coastline, multiple sockets, radiator, under-eaves storage, painted timber flooring, part tongue and groove panelling to walls, TV point.





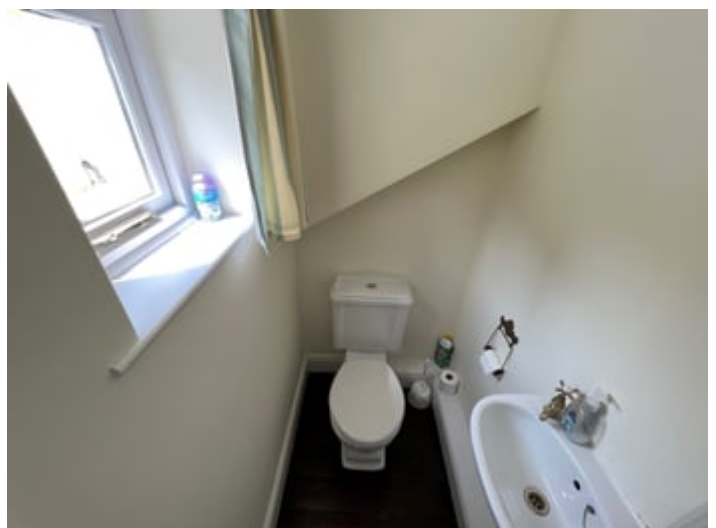
Front Bedroom 3

9' 9" x 11' 5" (2.97m x 3.48m) double bedroom, window to rear garden and picture window to front enjoying views over the coastline, multiple sockets, radiator, under-eaves storage, painted timber flooring, part tongue and groove panelling to walls, TV point.



WC

4' 9" x 3' 2" (1.45m x 0.97m) WC, single wash hand basin, rear window.



EXTERNAL

To Front

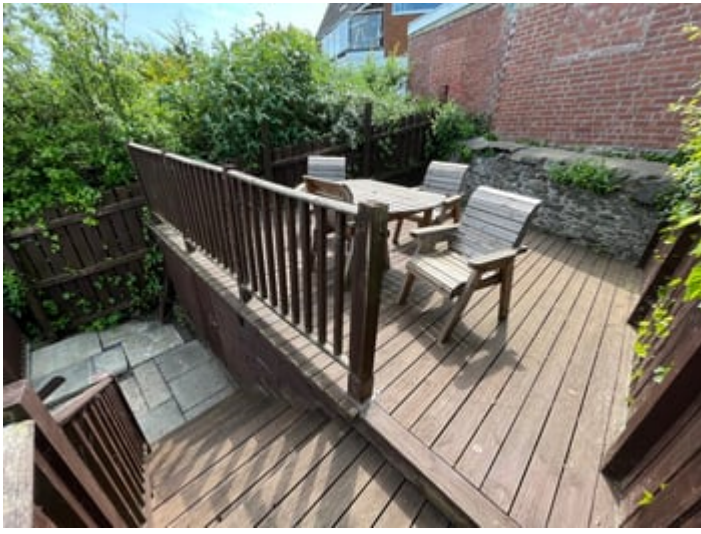
The property is approached from the adjoining county road to an elevated seating area and side pull-in space with steps leading to the front door.



To Rear

An enclosed garden accessed from the inner hallway with side external shower and oil boiler, steps leading to the upper-garden level with pockets of decorated gravel presenting seating areas and steps continuing to the next level with full decking and timber balcony with outstanding views over the village and Cardigan Bay coastline.





TENURE

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

Services

We are advised the property benefits from mains water, electricity and drainage. Oil Central Heating.

Directions

Amenities 1

Directions

Travelling into New Quay along the one way system, turn towards the harbour between the Sea Horse and Cei Carpets

and having passed MGW Discount Centre on your right hand side take the left hand exit onto Gomer Crescent and

later High Terrace and proceed to the end of the street bearing left and Oyster Cottage is located on the left hand

side.

