

Spacious 2 bedroom property with views over New Quay harbour and Cardigan Bay. New Quay. West Wales.



1 Tower Hill Lewis Terrace, New Quay, Ceredigion. SA45 9PQ.

£259,000

R/4294/RD

**** Spacious 2 bedroom property ** Outstanding views over New Quay harbour and Cardigan Bay ** Popular terrace within New Quay ** Walking distance to village amenities and sandy beaches ** Private rear garden ** Modern kitchen and bathroom ** Ideal investment opportunity or for those seeking to get on the housing ladder within this popular coastal village ** No chain! ** A property well worthy of a viewing at the earliest 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.



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

Entrance Hallway

4' 8" x 12' 9" (1.42m x 3.89m) via uPVC glass panel door with fanlight over, original staircase to first floor, electric socket.



Lounge

10' 8" x 14' 9" (3.25m x 4.50m) with original fireplace with cast iron inserts on timber surround, window to front and rear with picture views over New Quay harbour, multiple sockets, 2 x radiator, TV point.





FIRST FLOOR

With picture window to half landing enjoying views over New Quay harbour and Cardigan Bay.



Bedroom 1

6' 7" x 8' 3" (2.01m x 2.51m) double bedroom with windows to rear enjoying coastal views, multiple sockets, radiator.



Bedroom 2

double bedroom currently with bunk beds, multiple sockets, radiator, window to front.



Bathroom

6' 5" x 5' 1" (1.96m x 1.55m) with enclosed tiled shower, WC, single wash hand basin on vanity unit, radiator, window to front.



Loft

Accessed by enclosed staircase from the landing area with 2

Velux rooflight over.

LOWER GROUND FLOOR

Kitchen

with oak effect base and wall units, double oven and grill, electric hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, Formica worktop, washing machine connection, space for freestanding fridge freezer, painted beams to ceiling, log burner on slate hearth, 2 x radiator, rear access to garden, open stairs to first floor, housing Worcester oil combi boiler.



EXTERNAL

To Front

The property is approached via Lewis Terrace with options for on-street parking.

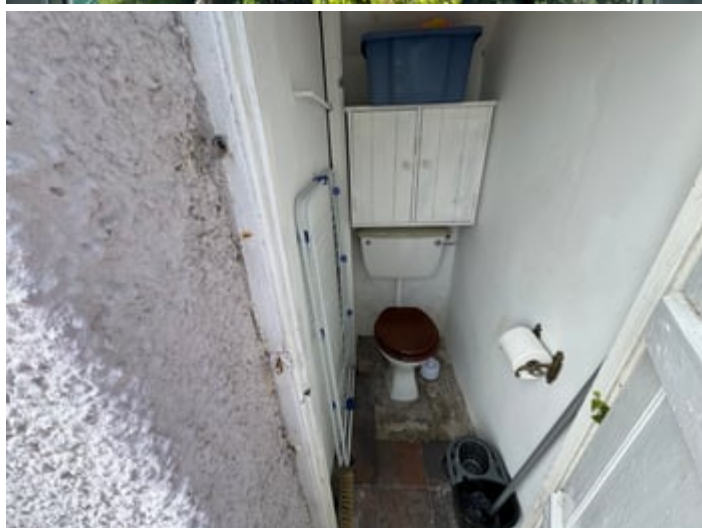




To Rear

Enclosed rear garden area with quarry tiled patio from the kitchen area with space for external furniture and access to external WC and steps leading down to lower garden area also accessible from the side footpath with recently installed timber decking and enjoying all day sunshine.

Please note at this point there is lower connecting footpath to the rear garden of the adjoining property but we do not consider that this disrupts the enjoyment of the house.



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

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 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

The property benefits from mains water, electricity and drainage. Oil central heating.

Tenure - Freehold.

MATERIAL INFORMATION

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: E (48)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

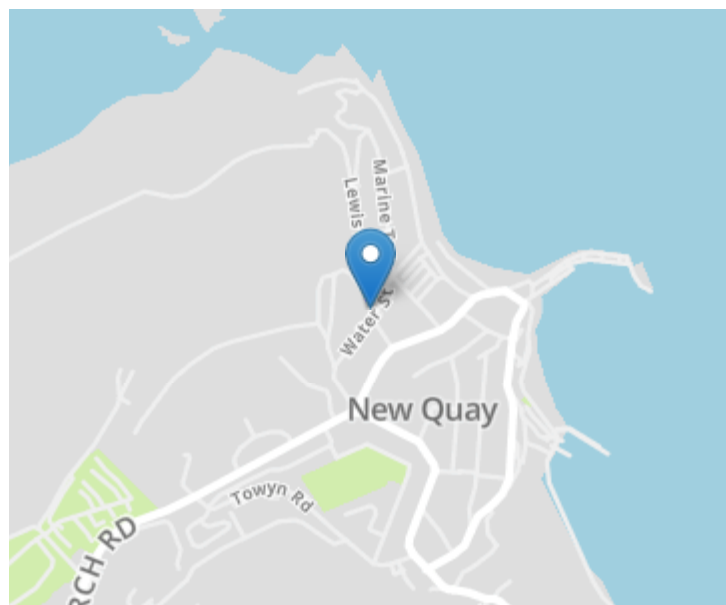
Any risk of coastal erosion? No

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 New Quay seafront proceed up Church Street passing the Shell Shop on your right hand side and High Street and continue to the next junction taking the right hand exit onto Albion Terrace. Continue to the end of Albion Terrace crossing straight over onto Lewis Terrace and the property is the first on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

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



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