

*Character 3-4 Bed residence with garden and private parking. Coastal village of New Quay - West Wales.*



**Maelota, 6 Francis Street, New Quay, Ceredigion. SA45 9QL.**

**£350,000**

**Ref R/4365/ID**

**\*\* Character Seaside Village residence \*\* 3-4 Bed Accommodation \*\* Popular coastal village location \*\* Only a short walk to the Beach! \*\* Easily maintained garden and grounds \*\* Private parking to the rear \*\* 3 bed accommodation plus 2 Loft Rooms \*\* Heating improvements include Air Source pump with internal wall insulation and Solar Panels \*\* Wealth of character period features \*\***

The accommodation provides Entrance Hall, 2 Reception Rooms, Rear Kitchen/Dining Room. To the First Floor - Split Level Landing, Bathroom, 3 Front Bedrooms, original staircase to 2 Loft Rooms over. Also Basement/Cellar.

Francis Street is a popular locality, slightly tucked away from the main thoroughfare yet within an easy walk of the Beach and Seafront. New Quay boasts an array of Pubs, Eating Houses, supermarket and other local Shops etc. and has lovely sandy Beaches along this favoured West Wales coastline. 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and within easy reach of larger market towns of Aberystwyth, Cardigan and Lampeter.



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Carmarthenshire, SA31 3AD  
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carmarthen@morgananddavies.co.uk

## GROUND FLOOR

### Front Storm Porch

Original hardwood entrance door with fan light over which leads to -



### Entrance Hall

11' 7" x 5' 0" (3.53m x 1.52m) with dado rail, original arch ceiling cornice and coving. Central heating radiator. Stairs rising to first floor.



### Sitting Room

14' 0" x 9' 4" (4.27m x 2.84m) with dual aspect windows to front and side, open fireplace with multi fuel stove on a slate hearth, alcove cupboards, restored original floorboards, 2 central heating radiators, picture rail.







### Living Room

14' 0" x 10' 10" (4.27m x 3.30m) with front aspect window, feature period fireplace on a slate hearth, built in half glazed cupboards to each side, picture rail, central heating radiator, restored original floorboards.



### Rear Kitchen/Dining Room

12' 4" x 10' 7" (3.76m x 3.23m) Recently installed Howdens kitchen comprising of a range of baby blue base and wall cupboard units with Minerva work surfaces above, single ceramic drainer sink with mixer tap, Lamona electric oven, integrated microwave, 4 ring Lamona hob with stainless extractor hood above, tiled flooring, brick fireplace with multi-fuel stove, integral dishwasher, washing machine, fridge freezer, double glazed window to rear, frosted window to rear garden, central heating radiator, tiled splash back.







## FIRST FLOOR

### Split Level Landing

Approached via an original staircase from the Entrance Hall.  
Leading to -

### Rear Landing

With built in storage cupboard housing the water tank, dado rail and side window.

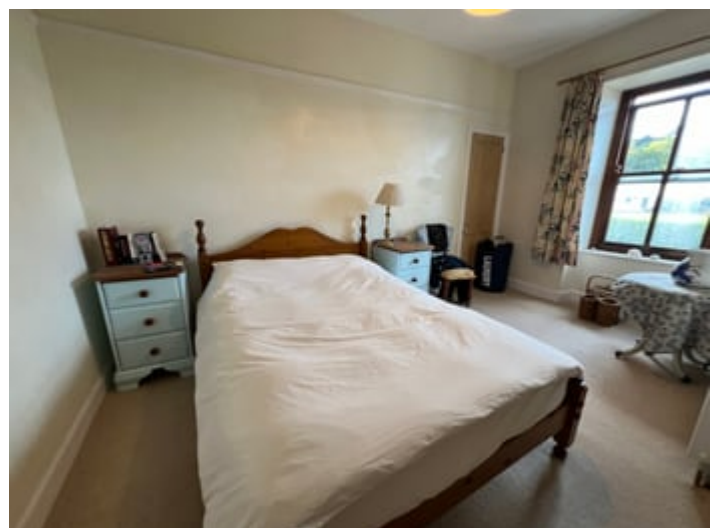
### Bathroom

8' 11" x 8' 0" (2.72m x 2.44m) a recently installed new white suite comprising of panelled bath with mixer tap, corner shower cubicle with power shower above, dual flush WC, pedestal wash hand basin, fully tiled walls, central heating radiator, frosted window to rear.



### Front Bedroom 1

14' 8" x 10' 10" (4.47m x 3.30m) (Max) with front aspect window, central heating radiator, picture rail.





### Front Bedroom 2 / Box Room

7' 7" x 6' 0" (2.31m x 1.83m) with front aspect window, central heating radiator, picture rail.

### Front Bedroom 3

14' 0" x 9' 4" (4.27m x 2.84m) with dual aspect front and side windows, Victorian fireplace with antique wood surround, picture rail, coving to ceiling, central heating radiator.



Original staircase leads to -

### Loft Room 1

10' 9" x 9' 9" (3.28m x 2.97m) with side window and restored original floorboards.



### Loft Room 2

12' 6" x 10' 0" (3.81m x 3.05m) with Velux window, restored original floorboards and exposed stone wall.

### Basement

(With access via stairway from understairs). 14' 0" x 9' 8" (4.27m x 2.95m) with window and external side door.

### EXTERNALLY

#### To the Front

To the front of the property is an attractive railed forecourt.





### To the Rear

Side public driveway gives access to rear good sized easily accessible parking space. From there a gateway leads through to an easily maintained enclosed courtyard/cottage garden with storage shed.



### MONEY LAUNDERING

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.

### TENURE

The property is of Freehold Tenure.

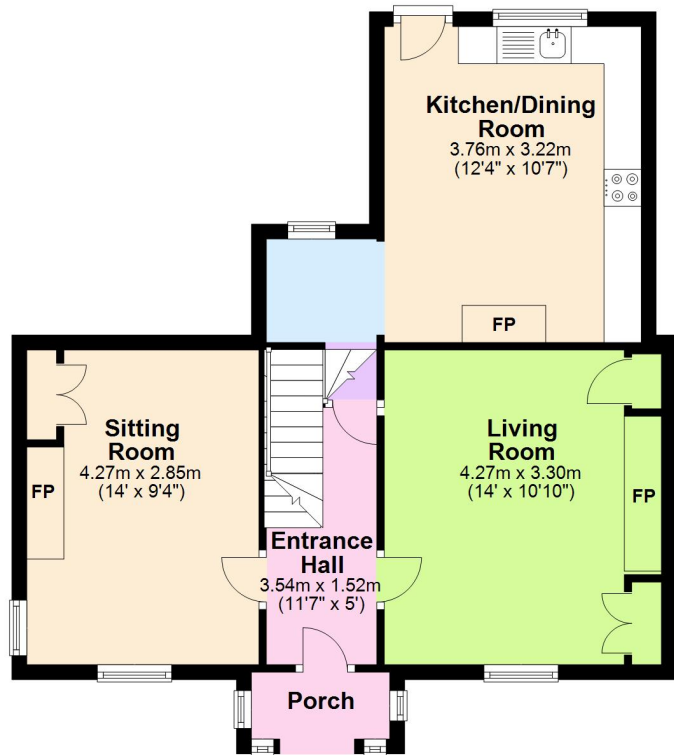
### Services

Mains electricity, water and drainage. Air Source heating with internal wall insulation and Solar Panels

Council Tax Band - D (Ceredigion County Council).

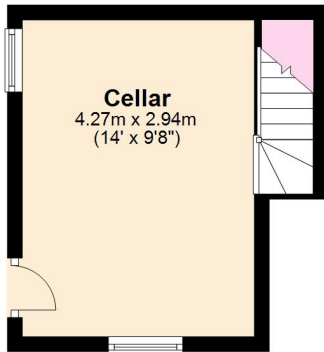
## Ground Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



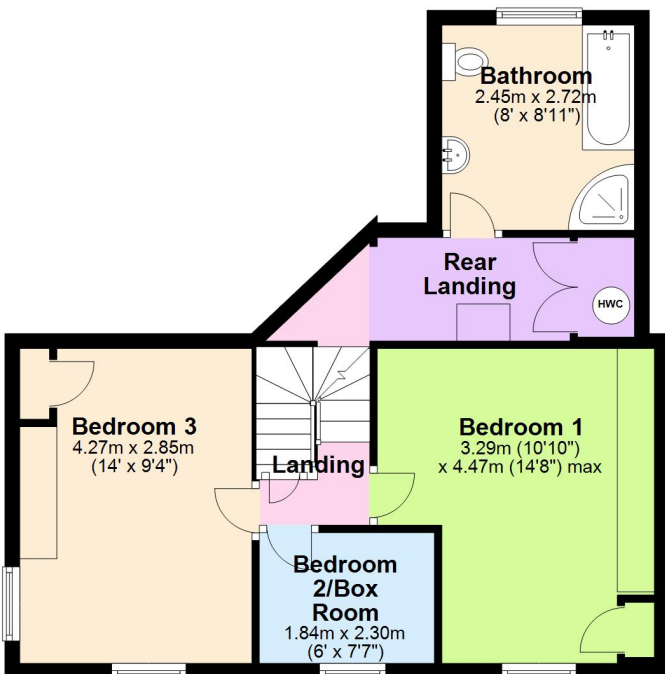
## Basement

Approx. 15.1 sq. metres (162.3 sq. feet)



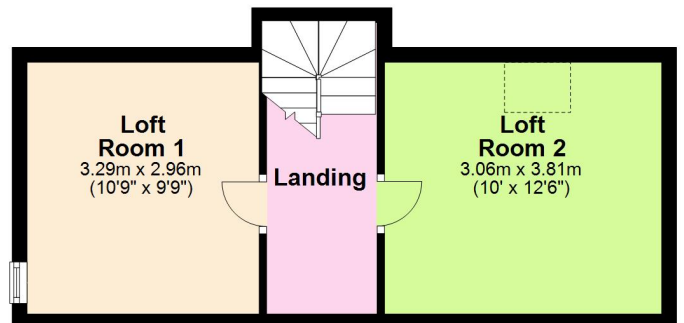
## First Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



## Second Floor

Approx. 29.8 sq. metres (320.4 sq. feet)



Total area: approx. 151.0 sq. metres (1625.2 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Maelota, 6 Francis Street, New Quay**

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** B (84)

**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

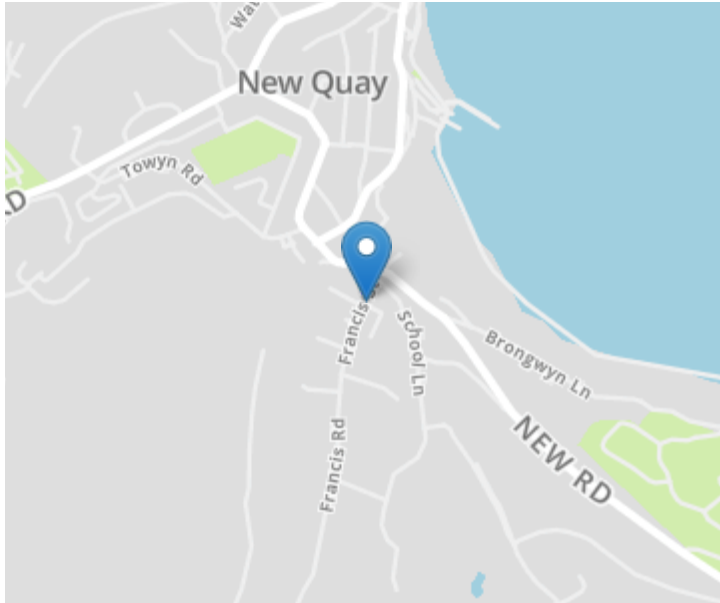
**Mobile Signal**

4G data and voice

### Existing Planning Permission

Title: Ffurio ffordd fynediad a llecyn parcio Formation of access and hardstanding, Submitted Date: 01/09/2000 00:00:00, Ref No: A000902, Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A





## Directions


From Aberaeron proceed South West on the A487 Coast road to the village of Llanarth. Drive through the village and turn right alongside the Llanina Arms Hotel onto the New Quay road. Continue on this road into the Village of New Quay. The first Terrace that you come to will be George Street. At the end of George Street turn left up Francis Street. The property will then be seen on the left hand side as identified by the Agents For Sale Board.

**VIEWING:** 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'.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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