

Delightful 4 Bed House with Sea Views. Outskirts of Coastal Village of New Quay on Cardigan Bay.



1 Arba Cottages, New Quay, Ceredigion. SA45 9SE.

£325,000

R/4659/ID

**** A Home to Cherish and a Real Delight ! **** Deceptively spacious end of terraced **** 4 Bedroom accommodation **** recently installed sash double glazing **** Recently installed LPG central heating system **** Garage and private parking for 2 cars **** Lovely garden with summer house **** Sea views over Cardigan Bay and over the harbour from the second floor **** A short walk to the beach **** Only 1 mile to New Quay ******

The Accommodation provides - Entrance Hall, Through Lounge/Dining Room, Kitchen and Kitchenette. First Floor - 3 Bedrooms, Bathroom with shower and WC. Second Floor/Converted Attic/4th Bedroom. Lower Ground Floor/Cellar Room.

Conveniently positioned fronting onto New Road on the fringes of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Some 6 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 Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Entrance Hall

With uPVC double glazed entrance door, feature dado rail, oak timber floor, central heating radiator, understairs storage cupboard.



Through Lounge/Dining Room

20' 11" x 11' 7" (6.38m x 3.53m) (max) with 2 double panel radiators, a stone feature fireplace housing an LPG wood burner effect stove on a quarry tiled hearth, wired for wall lights.



Kitchen

10' 2" x 7' 4" (3.10m x 2.24m) with a tile effect laminate flooring, fitted range of white fronted base and wall cupboard units with Formica working surfaces, integrated electric oven and LPG hob unit with cooker hood, integrated fridge, part tiled walls, central heating radiator, side exterior door.



Adjacent Kitchenette

7' 4" x 6' 3" (2.24m x 1.91m) with tile effect laminate flooring, matching fitted range of base and wall cupboard units with Formica working surfaces, enamel single drainer 1 1/2 bowl sink unit with mixer taps, appliance space with plumbing for automatic washing machine, part tiled walls, wall mounted LPG Euro Combi Ariston central heating boiler.



FIRST FLOOR

Half Landing

Approached via original staircase from the entrance hall. Door through to -

Bathroom

10' 4" x 7' 6" (3.15m x 2.29m) with oak timber flooring, modern white suite comprising of a corner bath, pedestal wash hand basin, low level flush toilet, tiled shower cubicle, heated towel rail, half tiled walls.



Front Double Bedroom 1

10' 11" x 9' 2" (3.33m x 2.79m) with double panel radiator.



Rear Double Bedroom 2

10' 1" x 9' 8" (3.07m x 2.95m) with double panel radiator.



Front Single Bedroom 3

6' 7" x 6' 3" (2.01m x 1.91m) with central heating radiator.

SECOND FLOOR/CONVERTED ATTIC/4TH BEDROOM

4th Bedroom

16' 5" x 5' 8" (5.00m x 1.73m) with good head room, exposed A beams, 2 Velux windows enjoying views to the sea, 2 central heating radiators, range of fitted cupboards.



EXTERNALLY

Lower Ground Floor Room/Cellar Room

15' 6" x 9' 1" (4.72m x 2.77m) (4'2" headroom). Having outside access. Used for storage.

To the Front

The property has a paved forecourt. To the side is a brick paved driveway providing parking and which leads to a -



Detached Single Garage

17' 5" x 11' 11" (5.31m x 3.63m) with up and over door, 3 twin power points for deep freeze etc.. Outside lighting, spot lighting and security lights.

At the side gives access to a neighbouring property. Gateway through to a -



Pleasant Garden

Well maintained with mature privet hedged boundary provides grassed areas. Cedarwood Summer House. Archway leading through to a further lawned garden with garden shed. Shrubs and flower borders, productive vegetable garden. Further garden area beyond leading down to a small stream on the lower boundary.





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 License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWINGS

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

Mains Electricity and Water. Drainage. LPG Gas fired central heating. Fibre optic Broadband available.

Tenure - Freehold

Council tax band - D

PLEASE NOTE : The neighbour has a right of access into their garden via Arba Cottages, however, we are advised that it is rarely used.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

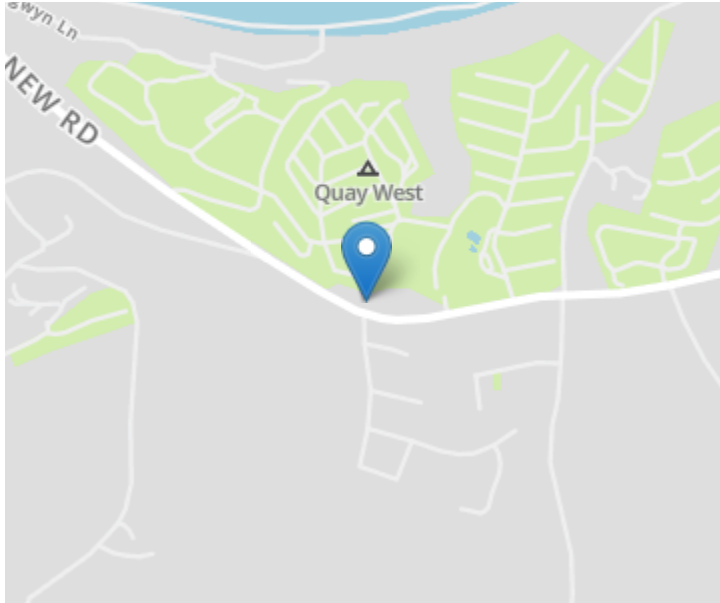
Any risk of coastal erosion? No

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 proceed South West on the A487 coast road through the villages of Ffosyffin and Llwynneclyn to the next village of Llanarth. At Llanarth drive through the village then turn right before filling station and alongside the Llanina Arms Hotel onto the B4342 New Quay road. Follow this road for some 2 miles until you will see The Cambrian Hotel on the left hand side and the entrance to Quay West Holiday Resort on the right. Proceed for a further 400 yards and you will see the property as the first in a terrace on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(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 :

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