

Spacious 4/5 bed dwelling with outstanding coastal views. Prime location. New Quay. West Wales.



Derwenfa, 11 Marine Terrace, New Quay, Ceredigion. SA45 9PJ.

**£495,000 Offers in Region of
R/3808/RD**

** Substantial mid-terrace dwelling ** Overlooking New Quay harbour and Cardigan Bay ** Marine Terrace - one of the most sought after addresses in this popular coastal village and west wales coastline ** Spacious accommodation ** Elevated garden overlooking the coast ** Street parking ** Wealth of original character features ** Scope for improvement **

****RARELY DO THESE OPPORTUNITIES COME ON THE MARKET IN NEW QUAY ****

The property is situated within the popular fishing village of New Quay along the Cardigan Bay coastline. New Quay offers a good level of amenities including local cafes, bars, restaurants, doctors surgery, chemist, primary school, playing fields, sandy beaches and access to the All Wales Coastal path. The larger town of Aberaeron is some 15 minutes drive to the north with a wider range of traditional high street offerings, comprehensive school, community health centre and sought after restaurants. The property is equidistant drive from the larger towns of Aberystwyth and Cardigan with their retail parks, university, hospitals, network rail connections etc.



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GENERAL

An outstanding offering to the marketplace, very rarely do these properties become available along Marine Terrace, one of the most sought after addresses within New Quay and the Cardigan Bay coastline in general.

The property offers spacious accommodation, a good level of living space complimented by large double bedrooms predominantly orientated to maximise the outlook over Marine Terrace.

There is potential to convert the attic space into additional bedroom accommodation (stc).

Externally, to the front a small patio area is provided which allows space for seating to overlook the view over the harbour. To the rear, an elevated garden is plateaued and tiered to provide varying levels of terraces, again orientated to maximise the outlook over the Bay. The summer house is located at this point, which is in need of a new roof.

ACCOMMODATION

To Front

uPVC window and glass panel door to front, tiled flooring.



Entrance Hallway

5' 5" x 21' 6" (1.65m x 6.55m) accessed via hardwood glass door, original archway and cornices, radiator.



Front Lounge

12' 4" x 15' 6" (3.76m x 4.72m) with feature modern electric fire and surround, window to front with views over the Bay, multiple sockets, radiator.





Dining Room

10' 1" x 15' 2" (3.07m x 4.62m) brick fireplace with electric fire, window to front with sea views, multiple sockets, radiator.

Kitchen

with a range of Shaker style units, Formica worktop, space for electric oven with extractor over, 1½ sink and drainer with mixer tap, space for under larder fridge, rear window, stable door to rear and providing access to:





Utility Room

with external door to garden, side window, plumbing for washing machine and dishwasher.



WC

WC, tiled flooring.

Pantry

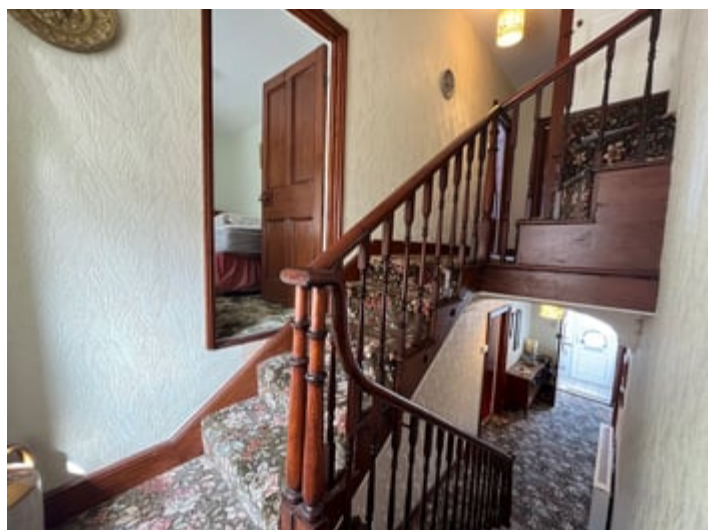
10' 4" x 12' 3" (3.15m x 3.73m) accessed from the main hallway and under the stairs to a side room with fitted cupboards, range of base units, rear window.



FIRST FLOOR

Landing

via original staircase with window to half landing, radiator.



Front Bedroom 1

15' 4" x 12' 3" (4.67m x 3.73m) 'L' shaped double bedroom with window to front enjoying views over the Bay, heater, picture rail, multiple sockets.



Front Bedroom 3

9' 9" x 14' 8" (2.97m x 4.47m) double bedroom, window to front with views over the Bay, multiple sockets, side fitted cupboards, picture rail.



Front Bedroom 2

7' 9" x 9' 1" (2.36m x 2.77m) window to front with views over the Bay, heater, electric socket.





Rear Bedroom 4

9' 8" x 7' 6" (2.95m x 2.29m) double bedroom, window to rear garden, electric socket.



Bathroom

7' 3" x 12' 1" (2.21m x 3.68m) (max) panelled bath, fitted enclosed shower, WC, single wash hand basin combined vanity unit, rear window, vinyl flooring, fitted cupboards, part exposed beams, spotlights to ceiling, fully tiled walls.



Attic Room

9' 8" x 28' 8" (2.95m x 8.74m) with 6'1" height at the centre of the ceiling with original 'A' frames and timber beams, rear Velux window, part exposed stone walls, potential 5th bedroom (stc).



EXTERNAL

To Front

The property is approached via Marine Terrace with on-street parking, side terraces area with space for coffee table and

enjoying a wonderful outlook over Cardigan Bay and New Quay harbour.



To Rear

A lower patio area with room for washing line and slate and stone steps leading up to upper garden which is terraces to provide various patio levels and steps leading through to the upper garden area fully orientated to maximise the outlook over Cardigan Bay and New Quay harbour.

Side summer house with uPVC windows and door and in

need of a new roof.





Services

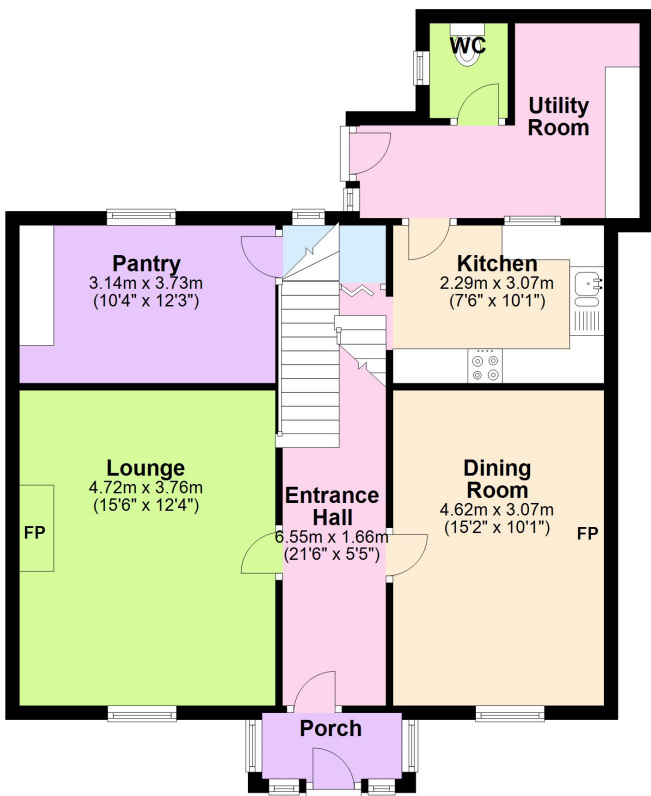
We are advised the property benefits from mains water, electricity and drainage. Electric heating.

Tenure : Freehold

Council tax band F (Ceredigion County Council)

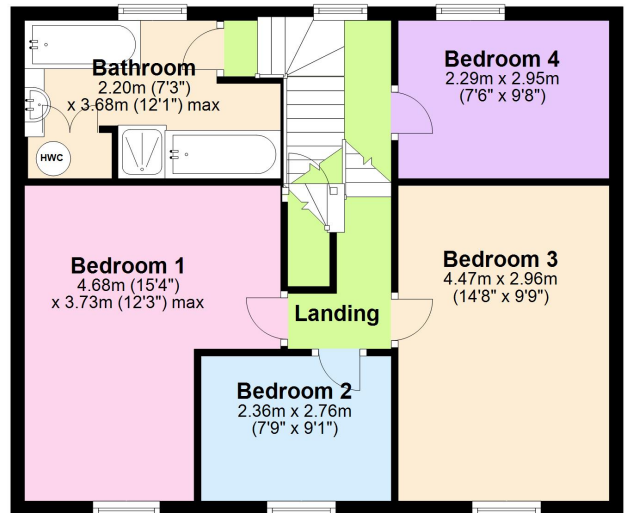
Ground Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



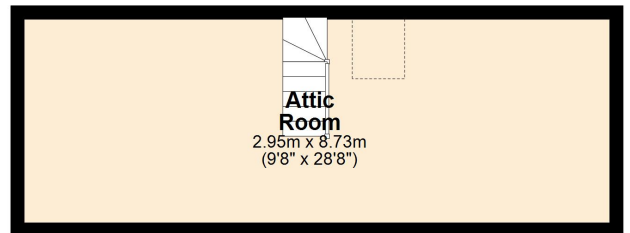
First Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 156.2 sq. metres (1681.6 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Derwenfa, 11 Marine Terrace, New Quay



Directions

At New Quay take the road along the seafront (one way system) to the harbour bearing left along South John Street around the Blue Bell. Continue past Dolau beach on your right hand side and you will see the Captains Rendezvous restaurant and just above it the Peppercorn and Shell shop. Take the right onto High Street adjoining the Shell shop, continue to the end of this street. Cross over into Marine Terrace, continue for approximately 200 yards and number 11 is located on the left hand side as identified by the agents for sale board.

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

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