

*Outstanding and Unique Development of 4 Detached Dwellings. 4/5 Bedrooms. Immediate Coastal Views ! New Quay on Cardigan Bay - West Wales.*



**Plots 1 and 2 (New Houses), New Road, New Quay, Ceredigion. SA45 9SB.**

**£625,000**

**Ref R/ 5160/RD**

**\*\*Outstanding Development of 4 detached high quality new homes\*\*Fantastic Views over New Quay and Cardigan Bay\*\*One of a Kind\*\***

**\*\*THESE OPPORTUNITIES DO NOT COME OFTEN ! \*\*HIGHLY DESIRABLE LOCATION AND EXCLUSIVE DESTINATION\*\***

Situated within the popular coastal village of New Quay enjoying enviable views over Cardigan Bay. The village offers a good level of facilities and services including an array of high quality cafes, bars, restaurants, hotels, shops, doctors surgery, places of worship and popular village primary school. The village enjoys excellent public transport connectivity being on a regular bus route throughout the day. New Quay benefits from Blue flag sandy beaches and is conveniently positioned along the All Wales Coastal Path. The Georgian Harbour town of Aberaeron lies some 15 minutes drive to the North offering a greater level of local services. New Quay is conveniently positioned being equi distant 30 minutes drive from the strategic towns of Aberystwyth and Cardigan offering a wider range of facilities including local and national retailers, regional hospitals, university and national rail connections.



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## NEW HOMES

An exciting development of luxurious new homes with majestic views over the Cardigan Bay coastline and New Quay. Being a short walking distance to sandy beaches and local coastal paths, the development is a rare offering for grand new homes in the centre of New Quay.

The layout has been well thought out providing elevated living accommodation with bedrooms over, to maximise the constant outlook over the coast.

Interested parties have an opportunity to secure their own style within the house with options available for high specification bathrooms, kitchens, flooring and tiling. Get in early to secure your ideal home! Specification allowances available on request.

The properties are highly energy efficient with the latest air source heating technology throughout along with underfloor heating within the living space.

Externally the property enjoys private driveways and parking space to the front with garage. Above the garage is a terrace area which is orientated to overlook the bay. The rear amenity area is surrounded by historic woodland, providing privacy at all times

## LOCATION

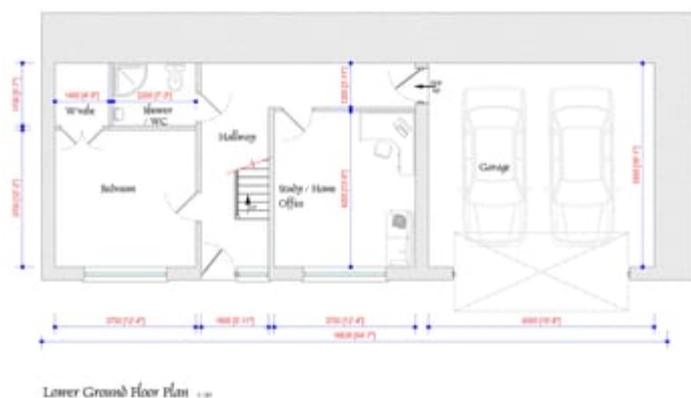
The development is situated within New Quay being a close level walking distance of village amenities and beaches. The proposed development site is located on New Road with excellent visibility and footpath access and easily accessed.

The views from these properties are truly stunning.





## LOWER GROUND FLOOR



## Hallway

accessed via composite door with open staircase to floors above, intergral door to garage

## Bedroom

12' 4" x 12' 2" (3.76m x 3.71m) with window to front, fitted wardrobe

## Shower/W.C

7' 3" x 5' 7" (2.21m x 1.70m) with space for corner shower, w/c, single wash hand basin

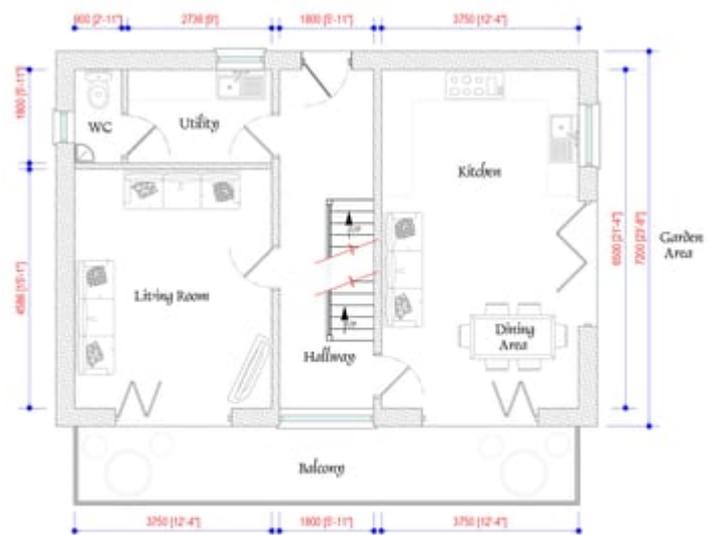
## Home Office/Study

13' 9" x 12' 4" (4.19m x 3.76m) with window to front, potential for additional bedroom/living space

## Double Garage

19' 8" x 18' 1" (5.99m x 5.51m) large double garage space with up and over door to front, integral door to hallway

## UPPER GROUND FLOOR/PRINCIPAL FLOOR



## Landing

with window to front overlooking the bay and allowing natural light into the building

## Living Room

15' 1" x 12' 4" (4.60m x 3.76m) large family living room with full length bi-fold doors onto front balcony with views over the bay.

## Kitchen/Dining Room

21' 4" x 12' 4" (6.50m x 3.76m) an opportunity to agree a

design for your own kitchen space with scope for luxurious kitchen to include integrated appliances, space for dining area and seating, side window with feature bi-fold doors to garden area and separate bi-fold doors to front balcony with views over the bay.

### Utility Room

5' 11" x 9' 0" (1.80m x 2.74m) with plumbing for washing machine, sink & drainer, access to WC

## FIRST FLOOR



### Landing

with linen cupboard, window to front allowing natural light

### Guest Room

12' 9" x 12' 4" (3.89m x 3.76m) luxurious double bedroom with window to front overlooking the bay, fitted wardrobe, access to

### En Suite

8' 2" x 4' 11" (2.49m x 1.50m) with space for walk-in shower, w/c, single wash hand basin, side window

### Family Bathroom

8' 2" x 7' 0" (2.49m x 2.13m) with space for free standing bath, corner shower, w/c, single wash hand basin

### Bedroom 3

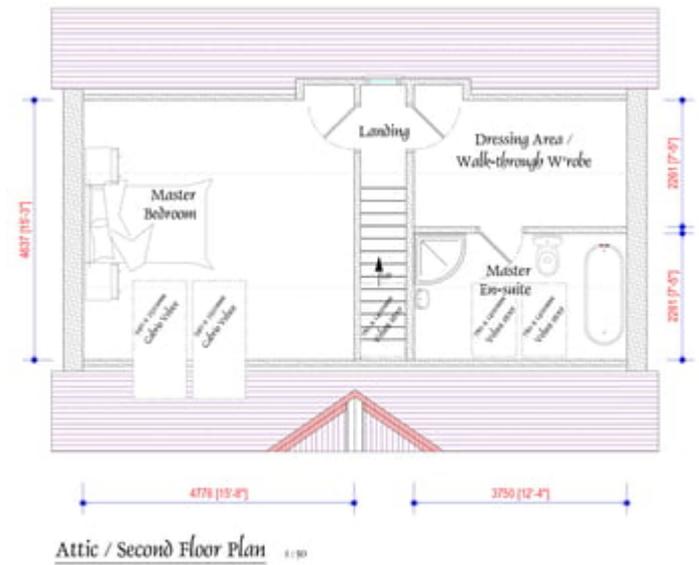
12' 4" x 9' 4" (3.76m x 2.84m) a double bedroom, side window.

### Bedroom 4

9' 4" x 12' 4" (2.84m x 3.76m) a double bedroom, fitted

wardrobe, window to front with views over the bay.

## ATTIC/SECOND FLOOR PLAN



### Landing

With access to bedroom and dressing room.

### Master Bedroom

15' 8" x 15' 3" (4.78m x 4.65m) luxurious double bedroom suite with velux roof lights over enjoying coastal views

### Dressing Area

7' 5" x 12' 4" (2.26m x 3.76m)

### Master En Suite

7' 5" x 12' 4" (2.26m x 3.76m) with space for free standing shower and bath, single wash hand basin, w/c, velux roof with lights over.

## EXTERNALLY

### Parking forecourt



With designated spaces to each dwelling.

### **Attached Garage**

**Private Garden over.**



### **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.

### **VIEWING ARRANGEMENTS**

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

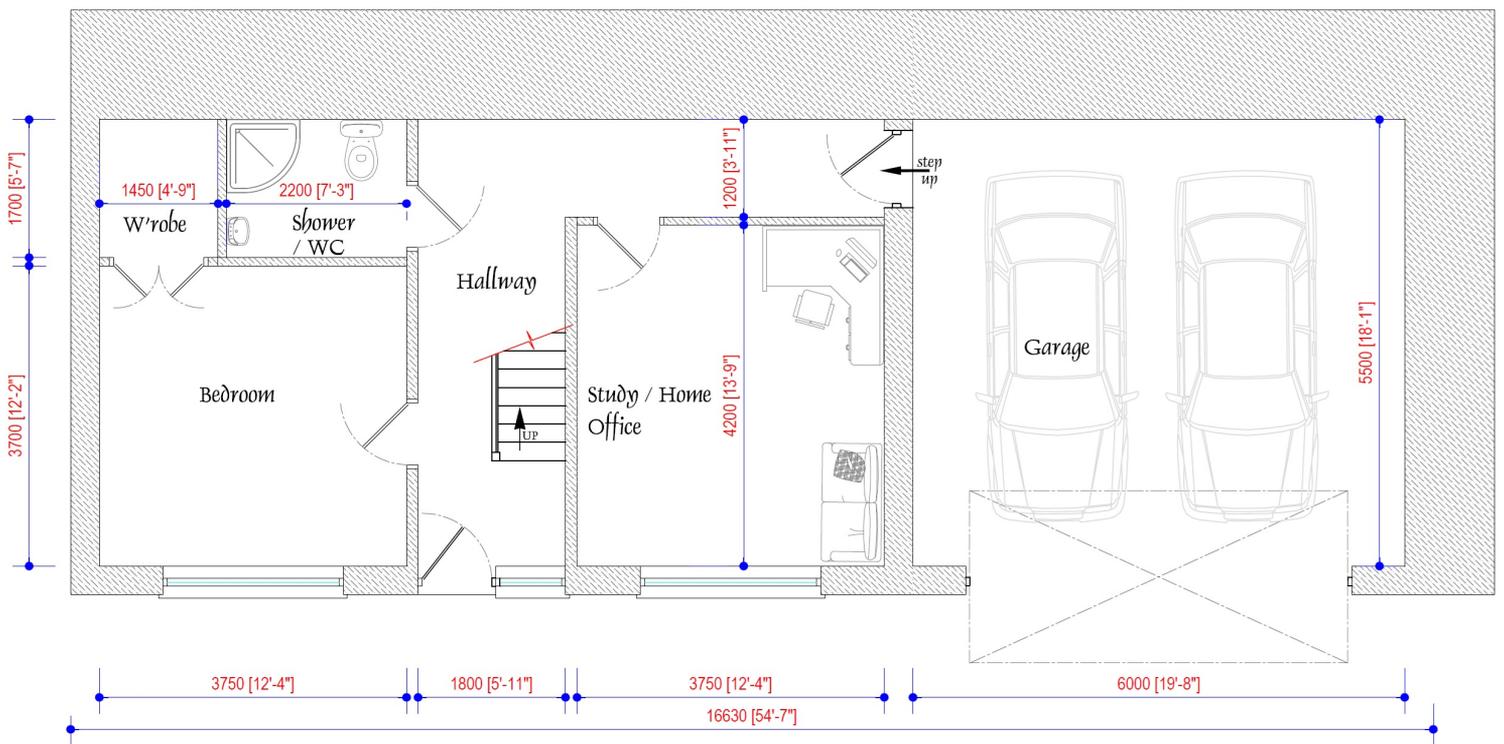
### **Services**

Mains electricity, water and mains drainage.

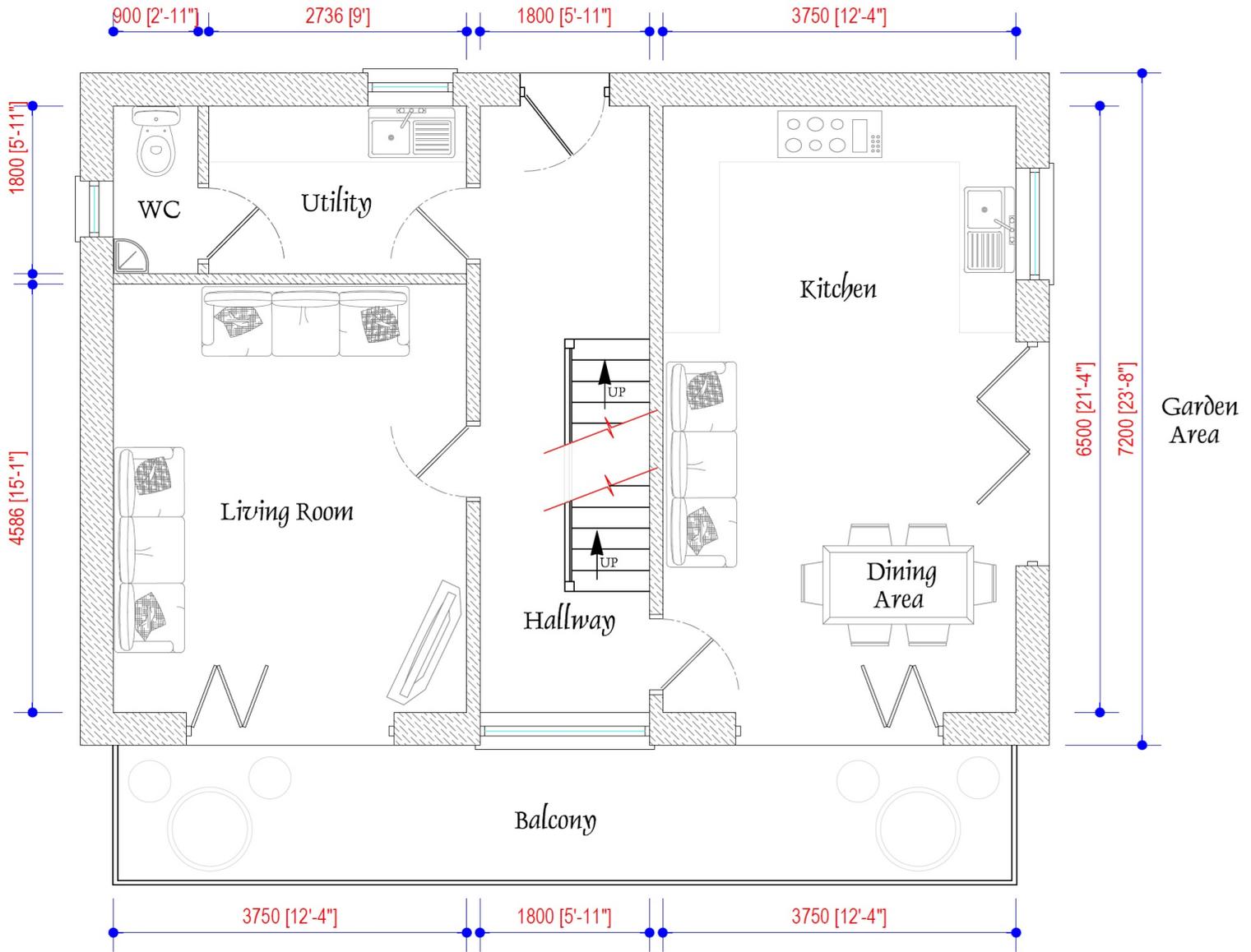
Council Tax Authority - Ceredigion County Council.

Tenure - Freehold.

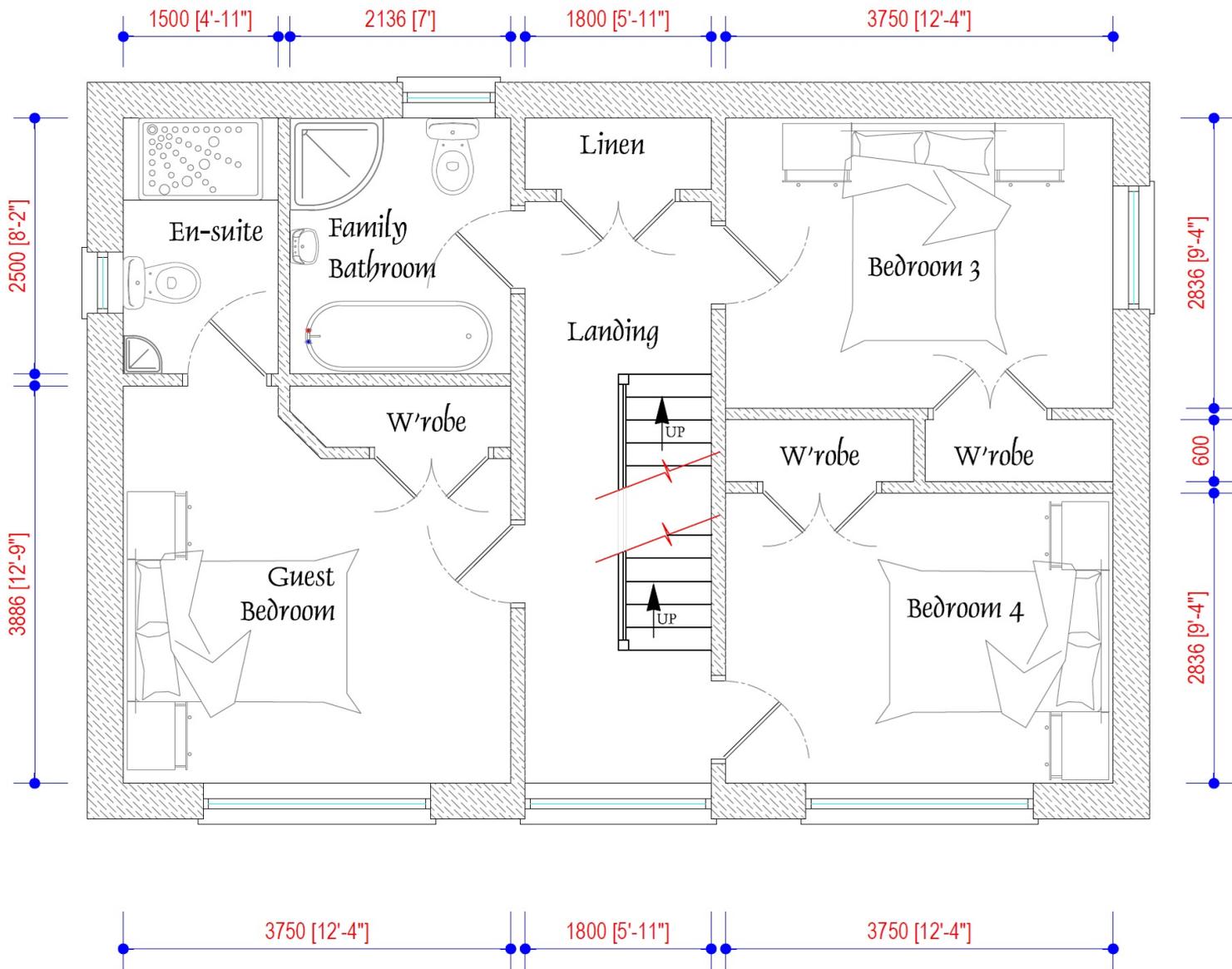




Lower Ground Floor Plan 1:50



Upper Ground Floor / Principle Storey Plan 1:50



First Floor Plan 1:50

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Allocated. Garage.

**Heating Sources:** Air Source Heat Pump. Double Glazing.  
Underfloor Heating.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

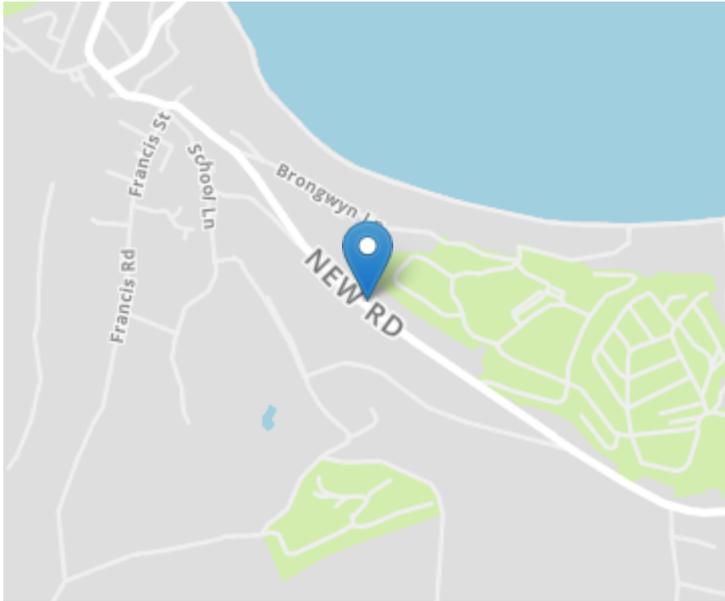
Any risk of coastal erosion? No

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

Travelling South West on the A487 from Aberaeron proceed through the villages of Ffosyffin, Llwyncllyn and into Llanarth. Having travelled through the village of Llanarth take a right hand turning sign posted New Quay (B4342) alongside The Llanina Arms Hotel. Continue along this road for approximately 3 miles through Gilfachreda and Cnwc Y Lili passing Quay West Caravan Park on your right hand side. As you travel along New Road you will pass the second access to Quay West with a white washed stone wall. The development site is located on the left hand side identified by the Agents for sale board.

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

**Aberaeron Office**  
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**Aberaeron**  
**Ceredigion**  
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