

A delightful 3 bedroom semi detached coastal cottage. Located in the centre of the popular harbour & fishing village of New Quay - Cardigan Bay, West Wales.



Glenmore, High Street, New Quay, Ceredigion. SA45 9NY.

£260,000

REF R/5164/ID

****A delightful 3 bed coastal character cottage**** Located in the centre of the sought after fishing village of New Quay ****Spacious 3 bed accommodation**** Enclosed rear garden ****Sea views over Cardigan Bay**** Close to all village amenities ****Newly installed kitchen**** Double glazing throughout ****Electric heating system****

The accommodation provides - entrance hall, cloak room, front lounge, rear kitchen/dining room. First floor - 2 double bedrooms, 1 single bedroom, bathroom and converted loft room.

The property is situated within the centre of the popular holiday destination and fishing village of New Quay on the West Wales Cardigan Bay coastline. Some 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



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

GENERAL

We believe the property dates back to the 1930's and offers a traditional seaside cottage with low maintenance rear garden, perfect for those wanting a holiday destination.

The accommodation provides as follows -

GROUND FLOOR

Entrance Hall

11' 5" x 8' 6" (3.48m x 2.59m) via half glazed upvc door. Stairs to first floor with understairs storage cupboard. Creda electric heater. Door into -



W.C

With low level flush w.c. pedestal wash hand basin, frosted window to side.

Front Lounge

13' 0" x 11' 0" (3.96m x 3.35m) with brick open fireplace (currently blocked up) with slate hearth, large double glazed window to front, Creda electric heater, picture rail.



Kitchen/Dining Room

11' 1" x 23' 2" (3.38m x 7.06m) a spacious and social room with kitchen comprising of cream base and wall cupboard units with oak effect working surfaces above, Belling electric double oven with 4 ring electric hob and stainless steel extractor hood, stainless steel drainer sink, tiled splash back, tiled flooring, window to side and rear. Integrated dishwasher and washing machine. Cupboard housing the hot water tank.

The dining area provides 6ft french doors out to a patio with sea views.

Marble effect fireplace and space for 6 seater dining table.



FIRST FLOOR

Landing

12' 9" x 8' 2" (3.89m x 2.49m) via dog leg staircase, electric heater, steps up to loft room.

Shower Room

5' 7" x 6' 2" (1.70m x 1.88m) having a 3 piece suite comprising of a corner enclosed shower unit with Triton electric shower above, pedestal wash hand basin, dual flush w.c. frosted window to rear, heated towel rail.



Front Bedroom 1

12' 2" x 11' 1" (3.71m x 3.38m) with large double glazed window to front, feature fireplace.



Rear Bedroom 3

9' 2" x 7' 8" (2.79m x 2.34m) with double glazed window to rear with sea views.



Rear Bedroom 2

11' 5" x 11' 0" (3.48m x 3.35m) with double glazed to rear with breathtaking sea views, feature fireplace.



Loft Room

11' 9" x 21' 1" (3.58m x 6.43m) a converted loft with 3 velux windows, making the most of the incredible sea views with Creda electric heater. With 5'7" head height.





To the Rear

Fully enclosed rear garden, recently laid to slabs for ease of maintenance making a lovely sitting out area.



EXTERNALLY

To the Front

Walled forecourt. Pathways to the rear.





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

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

We are advised the property benefits from mains water, electricity and drainage. Creda electric heating system. Double Glazing throughout.

Council Tax Band - E (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Electric.

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

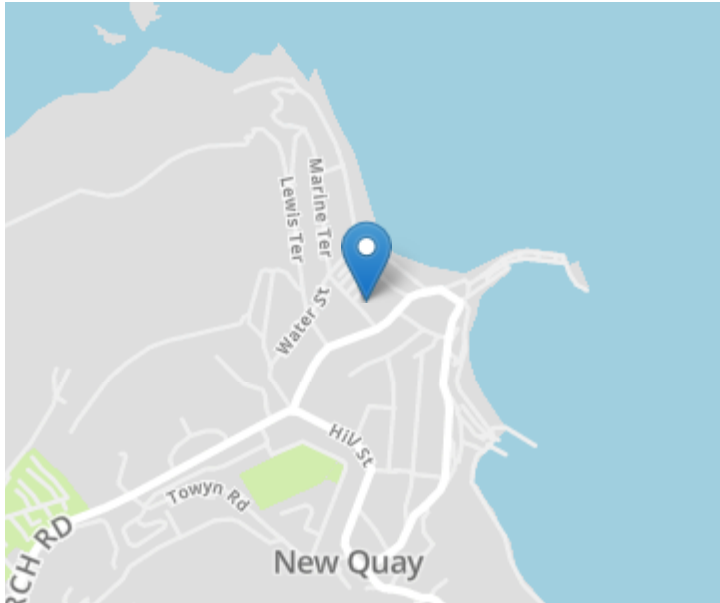
Any risk of coastal erosion? No

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

As you enter the village of New Quay, follow the one way road system down to the sea front. When you get to the harbour, bear left at the Blue Bell Restaurant, follow the road around left, do not turn right towards Rock Street, but carry on up hill for 100 yards or so and after the Shell Shop turn right and the property will be seen on the right hand side before the car park.

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>



Regulated by

RICS[®]