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**RICS**



Since 1989

*Spacious 3/4 bed dwelling. New Quay. West Wales.*



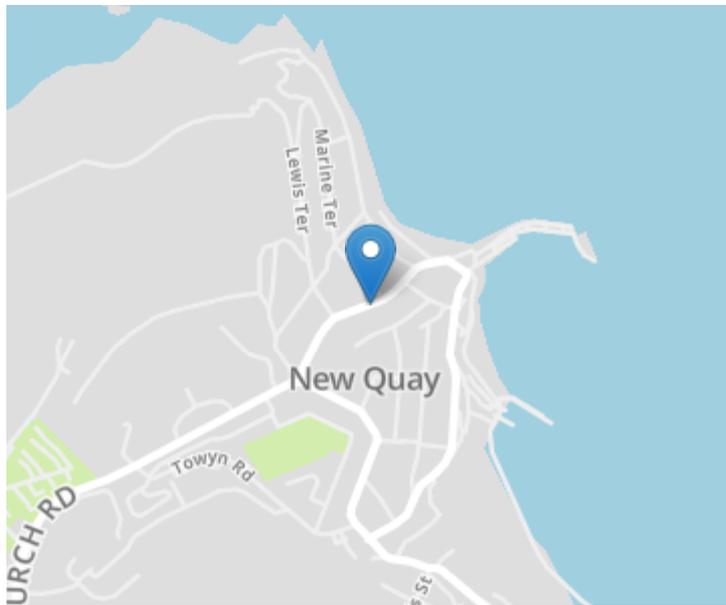
**Affnes, Church Street, New Quay, Ceredigion. SA45 9NZ.**

**R/3668/RD**

**£345,000**

**\*\* Spacious 3 bedroom dwelling with large attic space \*\* New Quay village centre \*\* Private parking \*\* Rear garden with sea views \*\* Walking distance to village amenities \*\* Rear Patio & lawned garden \*\* south after address\*\* Must be viewed to be appreciated\*\***

The property is situated within the popular coastal village of New Quay on the Cardigan Bay coastline. The village offers an excellent level of local cafes, bars, restaurants, places of worship, doctors surgery, village shops and post office, pharmacy, primary school and excellent leisure facilities as well as access to the All Wales coastal path. The larger towns of Cardigan and Aberystwyth are both within 30 minutes drive of the property.



## General

A comfortable property with spacious level of accommodation split across 3 floors.

The property provides good size bedroom space along with a converted attic room accessed via its original staircase and providing overflow bedroom accommodation.

The property is conveniently positioned being some 2 minutes walk from the sandy beaches of New Quay and also offering private parking to the front.

## Front Porch

via uPVC glass door and side windows, tiled flooring.

## Entrance Hallway

5' 4" x 22' 8" (1.63m x 6.91m) accessed via glass panel door, timber flooring, original cornices, under-stairs cupboard, heater, multiple socket, BT point.



## Dining Room

13' 9" x 10' 6" (4.19m x 3.20m) accessed via glass door from the hallway with window to front, feature stone fireplace with slate hearth, timber flooring, heater, open plan into:



## Living Room

11' 7" x 14' 9" (3.53m x 4.50m) with feature stone fireplace with quarry tiled hearth with log burner, multiple sockets, TV point, heater, glass door to rear sun room and separate door to hallway.



### Kitchen

9' 4" x 9' 8" (2.84m x 2.95m) accessed from the main hallway with a modern range of oak effect base and wall units, Formica worktop, sink and drainer with mixer tap, space for electric cooker, tiled splashback, under-larder fridge space, plumbing for dishwasher, window to garden, tiled flooring, door to:



### Sun Room



7' 1" x 9' 11" (2.16m x 3.02m) with uPVC windows and door to garden and rear patio, tiled flooring, side access to:

### Utility Room

4' 8" x 8' 6" (1.42m x 2.59m) a useful storage space with plumbing for washing machine.



### Ground Floor Shower Room

5' 3" x 7' 7" (1.60m x 2.31m) recently installed enclosed shower, WC, Belfast sink, heated towel rail, side window, vinyl flooring, extractor fan.



### First Floor

#### Landing

with heater.



### Family Bathroom

10' 4" x 6' 7" (3.15m x 2.01m) with original cast iron bath with shower over, WC, single wash hand basin, electric towel rail, dual aspect windows, airing cupboard, tile effect vinyl flooring.



### Rear Bedroom 1

13' 9" x 10' 2" (4.19m x 3.10m) double bedroom, rear window overlooking garden and with distant sea views, multiple sockets, fitted cupboards.



## Front Bedroom 2

13' 8" x 13' 3" (4.17m x 4.04m) double bedroom, window to front, multiple sockets.



## Front Bedroom 3

6' 9" x 8' 4" (2.06m x 2.54m) currently with bunk beds, window to front.



## Attic Room

21' 5" x 14' 0" (6.53m x 4.27m) accessed from its original staircase with 8'6" high standing height, currently used as

overflow bedroom accommodation, exposed beams, tongue and groove panelling, 2 x Velux windows, multiple sockets.



## Externally

### To Front

The property is approached from Church Street to a private car park area and footpath leading to the main house.





### To Rear

An extending patio area from the sun room with steps leading to a raised garden predominantly laid to lawn and enjoying views over the coastline.

The property has 2 external outbuildings which are currently used for storage purposes.



### Services

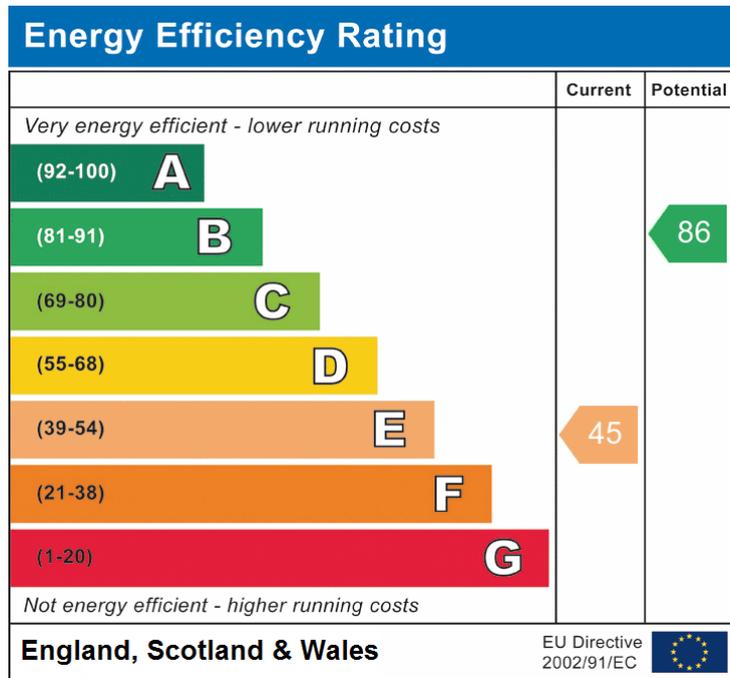
The property benefits from mains water, electricity and drainage. Economy 7 central heating.

Council tax band D.

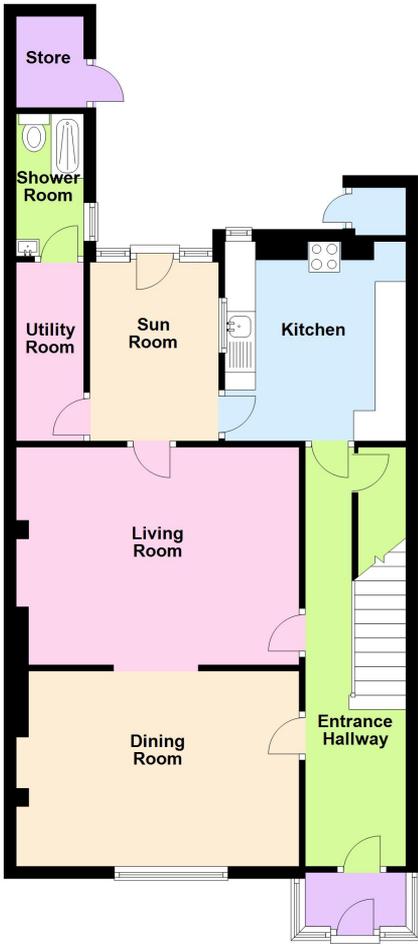
### Directions

From New Quay seafront travel along Glanmor Terrace, South Johns Street around the bay and travelling up the one way system passing Jitterbug and the Captains Rendezvous on the right hand side and continue up the hill. Once you pass

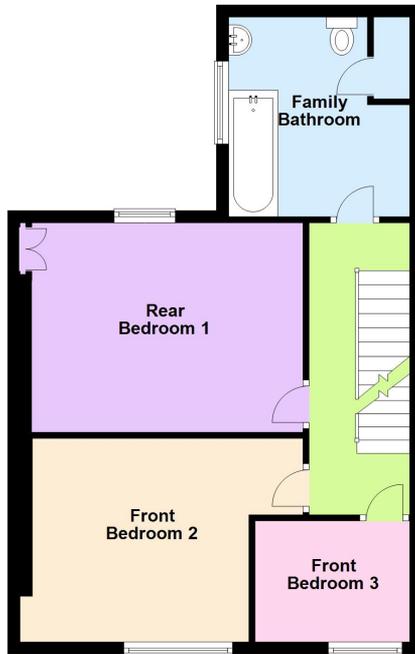
the shell shop the property is the 2nd on the right hand side after the junction with High Street.



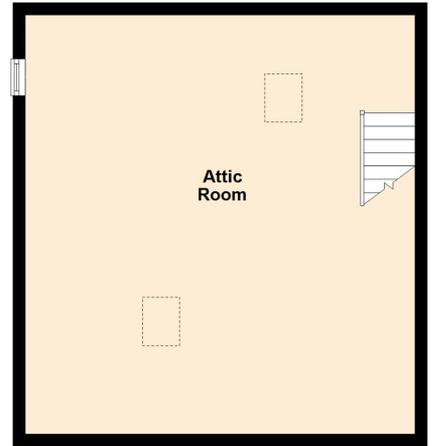
### Ground Floor



### First Floor



### Second Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.