

Exceptional 4/5 bedroom (1 en-suite) period residence with private parking. Favoured seaside village of New Quay, West Wales.



Cledlyn Villa, Church Street, New Quay, Ceredigion. SA45 9NX.

£450,000

R/4552/ID

**** Highly attractive Georgian seaside residence ** Grade II listed ** Located in sought after seaside village of New Quay ** Spacious 4/5 bedroom accommodation (1 en-suite) ** Recently refurbished and modernised ** New kitchen, bathrooms, heating system etc. ** Private parking for 2 cars ** Excellent sea views from sun lounge and garden area ** Pleasant rear garden area ** Walking distance to sea front and all village amenities ** A REAL COASTAL GET DESERVING OF AN EARLY VIEWING !**

The property is conveniently located in the sought after West Wales coastal resort and seaside village of New Quay along Cardigan Bay. The village offers a range of facilities including various cafes, public houses, restaurants, sandy beaches, coastal walks, local shops, village school, doctors surgery, places of worship and excellent sports facilities. The Georgian harbour town of Aberaeron lies within some 9 miles distance and within easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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GENERAL

A substantial and attractive period property which has in recent years been the subject of a sympathetic renovation and refurbishment programme. The works include new kitchen, utility room, en-suite and new electric heating system. The property has retained a wealth of character features throughout the property. The Ground Floor offers well proportioned accommodation which has recently been used as holiday letting accommodation. It has a lovely sun room at the rear with views to the sea and patio doors leading out to a patio area. The accommodation provides - Ground Floor - 2 large reception rooms, fitted kitchen/breakfast room. To the First Floor - 3 front bedrooms, rear landing to 4th bedroom, new bathroom and WC. The sun lounge could be the 5th bedroom. In all a very attractive property ready to move into without any further expense. (Furniture available by negotiation).

Has to be viewed internally to be appreciated.

GRADE II LISTING DETAILS

Painted in roughcast and stucco with slate roof and end wall stacks of red brick. Two storey four-window range of hornless 12-pane sashes, the inner windows close-set over two doors within single C20 flat-roofed and corniced porch with leaded lights. Doors have overlights and left door is half glazed, right is original 6 panel door. Stucco angle strips and sill band, stucco window surrounds with keystones to ground floor and similar window hoods above. Painted slate sills. Flat eaves. Rubble stone S end wall.

GROUND FLOOR

Front Porch

7' 7" x 4' 3" (2.31m x 1.30m) via half glazed hardwood door, porch area with leaded light windows, tiled floor with solid door into -

Reception Room/Dining Room

15' 6" x 13' 10" (4.72m x 4.22m) plus alcove having exposed timber flooring, fireplace housing a multi-fuel stove on a slate

hearth, dog-leg staircase leading to first floor, understairs cupboard, electric radiator, sash window to front, 8" skirtings.



Sitting Room





15' 5" x 13' 10" (4.70m x 4.22m) with exposed timber flooring fireplace housing a multi fuel stove on a slate hearth with attractive wood surround, alcove, sash window to front, electric radiator and front door to Porch.

Kitchen/Breakfast Room

20' 0" x 7' 5" (6.10m x 2.26m) a modern kitchen comprising of fitted 2 tone gloss base and wall cupboard units with low profile stainless steel handles and marble effect laminate working surfaces above, electric eye level oven and grill, 4 ring induction hob, inset single drainer sink, laminate flooring, spotlights to ceiling, electric heating, alcove (perfect for fridge freezer), glazed exterior door, 8" skirting, door leading to -



Utility Room

4' 8" x 6' 7" (1.42m x 2.01m) a recent addition with plumbing for automatic washing machine, fitted cupboard units, electric heater.

FIRST FLOOR

Half Landing

With access hatch to loft and feature under skirting lighting.

Front Double Bedroom 1

13' 10" x 12' (4.22m x 3.66m) max. with electric heater, sash window to front, exposed original timber floorboards, door into -



En-suite

6' 9" x 3' 9" (2.06m x 1.14m) a modern 3 piece suite comprising of an enclosed shower unit and mains shower above with pull out head, dual flush WC, freestanding sink, stainless steel heated towel rail, half tiled walls.



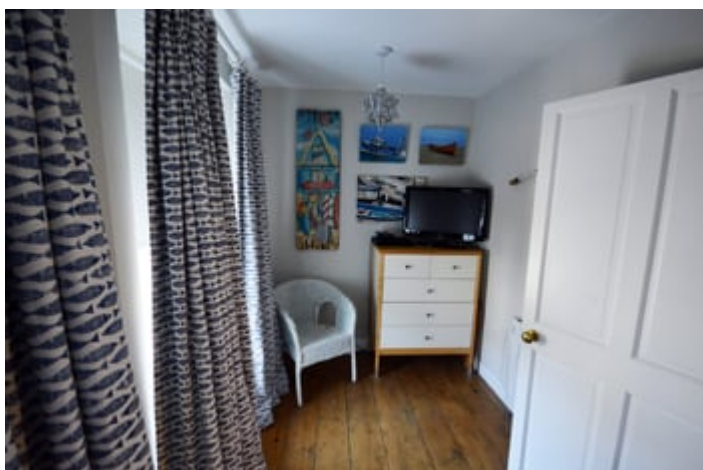
Front Double Bedroom 2

14' x 9' 3" (4.27m x 2.82m) max. with sash window to front, electric heater, exposed original timber floorboards.



Front Single Bedroom 3

14' 10" x 6' 4" (4.52m x 1.93m) with electric heater, 2 sash windows to front, timber floor boards.



Rear Landing

With access to -

Bathroom

9' 4" x 8' 1" (2.84m x 2.46m) white suite comprising of a panelled bath with shower over, wash-hand basin and toilet,

exposed timber floors, window and Velux window with sea views, airing cupboard housing the insulated hot water tank.



Rear Bedroom 4

11' 11" x 9' 1" (3.63m x 2.77m) with exposed original timber floors, electric heater, 2 Velux windows with blinds.



Sun Lounge (or 5th Bedroom)

17' 3" x 8' 2" (5.26m x 2.49m) a very attractive light and airy room with exposed timber floors, wired for wall lights, electric heater, 7' wide patio door with sea views, 2 double glazed doors to rear with Californian shutter blinds.





EXTERNALLY

To the Front



Walled, paved forecourt with parking for 2 vehicles.

Garden

At the rear a split level patio and barbeque area with easily maintained garden all enjoying views over roof tops towards the sea, laid to lawn with mature shrub and flowers.



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

VIEWING

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.

TENURE

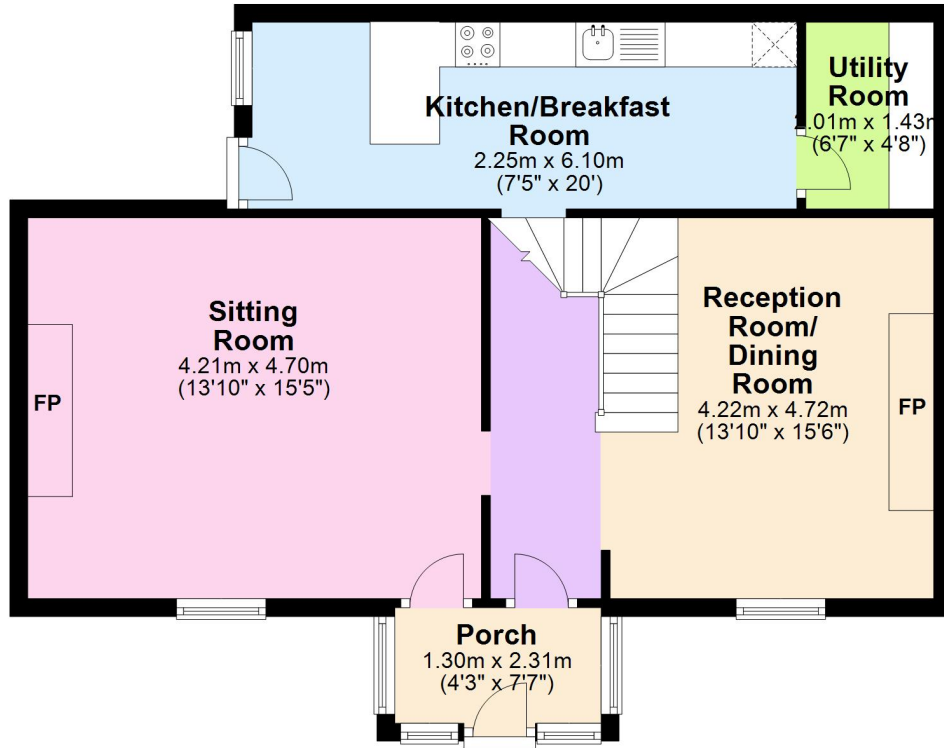
The property is of Freehold Tenure.

Services

We are advised the property benefits from mains electricity, water and drainage. Recently installed electric heating system. Fibre optic broadband.

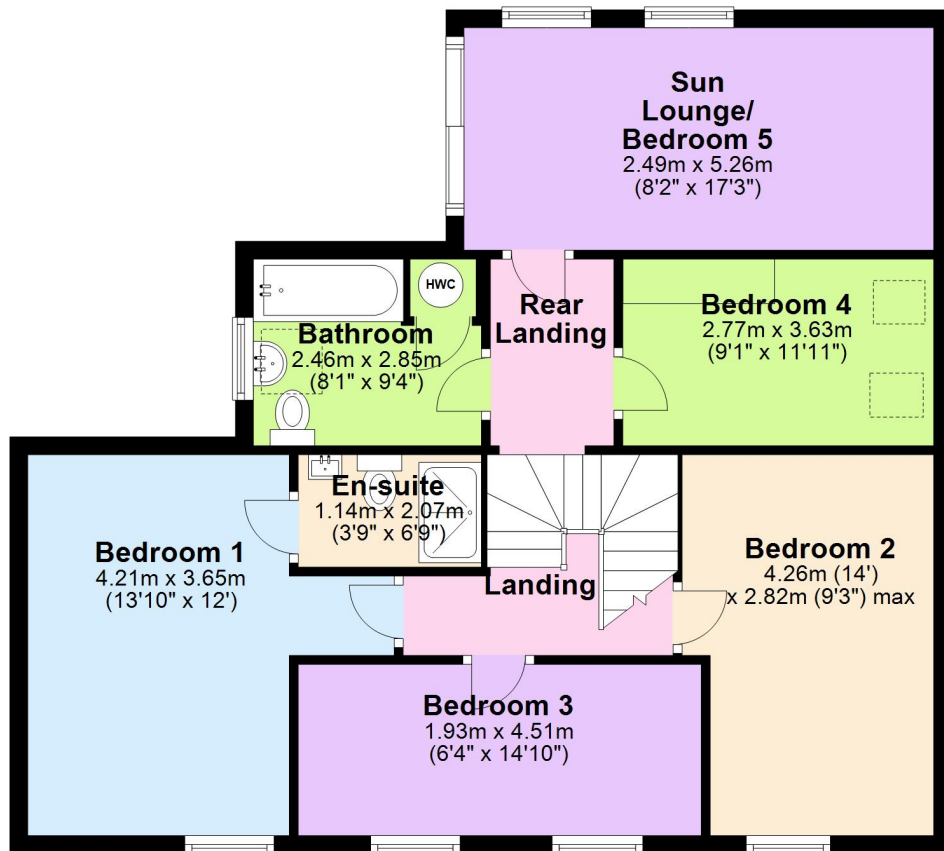
Ground Floor

Approx. 63.3 sq. metres (681.3 sq. feet)



First Floor

Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 136.9 sq. metres (1473.1 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Cledlyn Villa, Church Street, New Quay

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Off Street. Private.

Heating Sources: Electric.

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: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

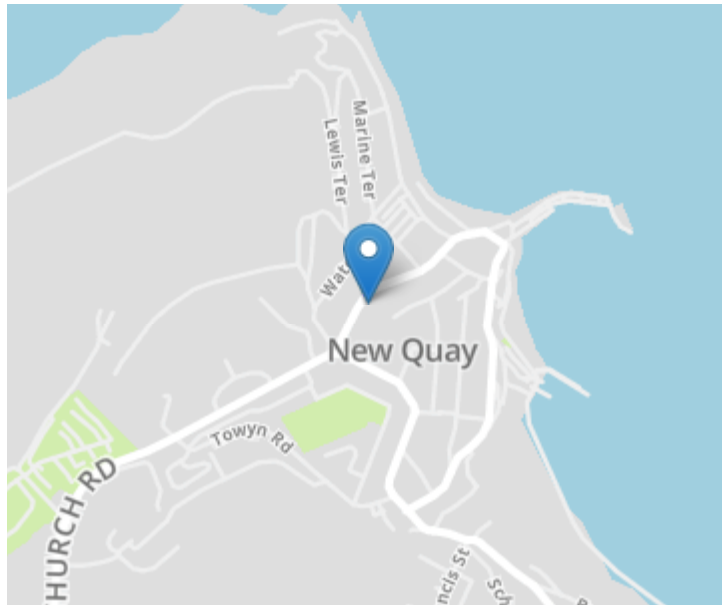
Any risk of coastal erosion? No

Is the property listed? Yes

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

At the seaside fishing village of New Quay follow the road down to the sea front (One Way system). At the harbour follow the road around to the left and keep going left travelling up hill passing the Port of Call Restaurant on the right hand side. You will then pass the Indian Restaurant and a few doors further up on the left hand side you will see Cledlyn Villa with forecourt parking.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(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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