

Comfortable well presented 3/4 Terraced House. Seaside Village of New Quay - West Wales.



4 Francis Street, New Quay, Ceredigion. SA45 9QL.

£269,000

R/3614/DD

****Character seaside village property**Nicely proportioned 3 (or potentially 4) bed accommodation**Refurbished in recent times**Single fronted**Easily maintained pleasant rear garden**Only a few minutes walk to the sea front**Recently installed air source heating, solar panels and wall insulation****

The Accommodation benefits double glazing and modern electric radiators and provides - Front Porch, Ent Hall, Front Sitting Room with bay window, Rear Open Plan Kitchen/Dining Room. To the First Floor - 3 Bedrooms, Bathroom/Shower Room and w.c. Staircase to Attic Room overall, potential for further bedroom.

Conveniently located fronting onto Francis Street, within the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. An easy walking distance of a good range of local amenities including a convenience store, an array of eating houses/pubs, gift shops, chemist, surgery, nearby primary school and on a bus route. The Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities lies within some 8 miles distance and is within an easy reach of the larger marketing and amenity centres of the area.



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GROUND FLOOR

Front Porch

With slate floor, glazed door leads through to -

Entrance Hall

13' 1" x 4' 7" (3.99m x 1.40m) with electric radiator.



Front Sitting Room

17' 7" x 12' 7" (5.36m x 3.84m) into bay window. Tiled fireplace with inset multi fuel stove, original arched alcoves to each side with built in cupboards. Electric radiator.



Rear Kitchen/Dining Room



17' 7" x 10' 8" (5.36m x 3.25m) with tiled floor, electric radiator. The dining area has a stone clad former chimney breast with ornamental fireplace. Understairs storage cupboard. The kitchen area is fitted with a range of base and wall cupboard units with Formica working surfaces, space for slot in oven with cooker hood over, stainless steel single drainer sink unit with mixer taps, appliance space. Part tiled walls, rear aspect windows, upvc rear exterior door.



FIRST FLOOR

Half Landing.

Approached via staircase from the Entrance Hall.

Front Double Bedroom 1

17' 8" x 13' 0" (5.38m x 3.96m) into bay window (max) with electric heater. Pleasant outlook.





Front Bedroom 2

9' 0" x 6' 3" (2.74m x 1.91m) with front aspect window.



Rear Landing

With electric radiator.

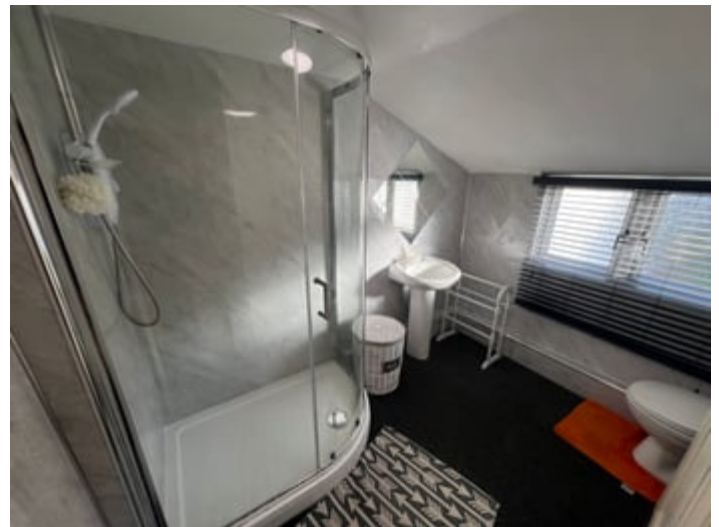
Rear Bedroom 3

9' 7" x 8' 4" (2.92m x 2.54m) with small side aspect window and velux window.



Bathroom/Shower Room

9' 7" x 7' 0" (2.92m x 2.13m) with pvc lined walls, low level flush toilet, pedestal wash hand basin, large walk in shower (ample space to replace with a bath if required) with a Triton T80 shower unit, built in airing cupboard housing an Ariston Combi water heater. Electric radiator.



Open Attic Space

via an original staircase leading from the front landing. 18' 0" x 16' 1" (5.49m x 4.90m) (6'7" max headroom). With original wood plank floors, side aspect window - ideal for further

bedroom/overflow accommodation etc - (stc).



Small railed forecourt.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

EXTERNALLY

To the Front



To the Rear

An enclosed garden with a paved patio area. Garden Shed and Woodstore.

Beyond a pleasant lawned garden area.



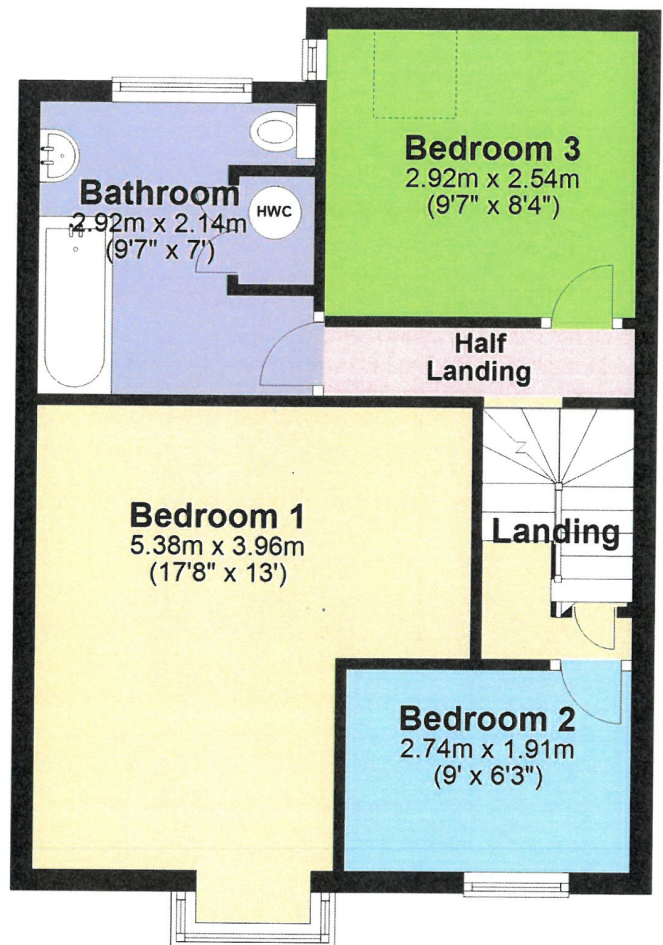


Services

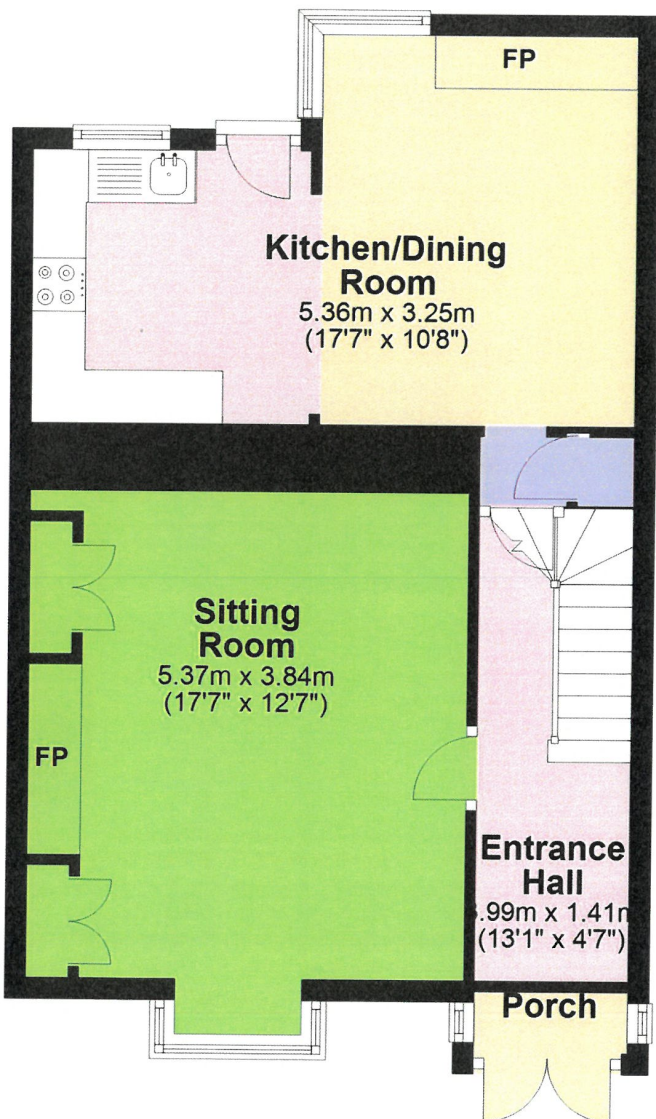
Mains electricity. Modern Electric Thermostatically timed electric radiators. Mains water and drainage. Fully insulated loft (300mm thickness).

Council Tax Band D.

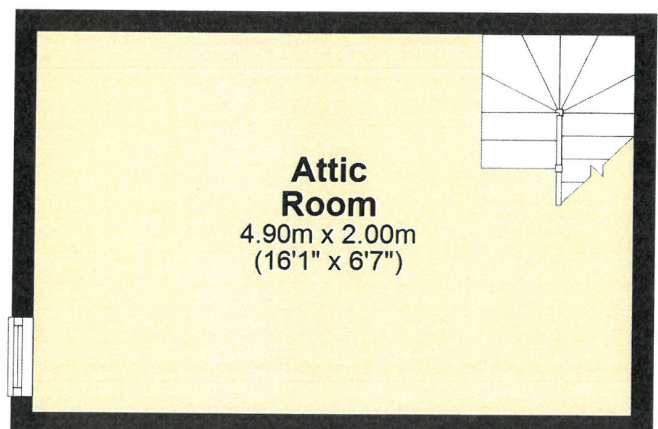
First Floor



Ground Floor



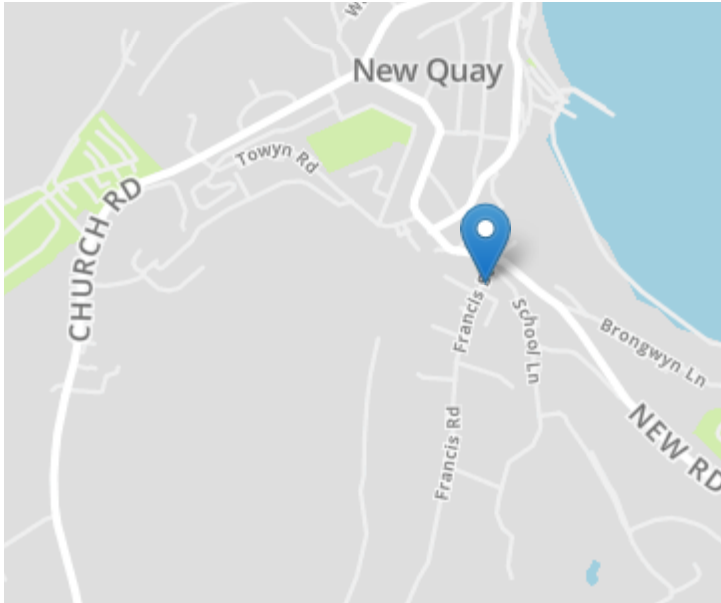
Second Floor



Total area: approx. 110.9 sq. metres (1193.8 sq. feet)

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


4, Francis Street, NEW QUAY



Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. Proceed to the village of Llanarth and turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Follow this road into the village of New Quay, as you enter the village you will come to George Street, at the end of George Street turn left up Francis Street towards the Bowling Green (just before the Costcutter Supermarket), you will see this property as the 4th in the terrace on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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