

Stunning 3-4 bedroom (1 en-suite) coastal property boasting unparalleled sea views over Cardigan Bay. Located in the picturesque coastal village of New Quay, West Wales.



8 Rock Street, New Quay, Ceredigion. SA45 9PL.

£459,950

R/4741/ID

**** A stunning 3-4 bedroom (1 en-suite) coastal residence ** Located in the picturesque fishing village of New Quay, West Wales ** Breathtaking views over Cardigan Bay ** Recently renovated and modernised to an extremely high standard ** Generous walled in rear garden with elevated views over the coastline ** Double glazed sash windows to front ** Level walk to all village amenities and sandy beaches ** A real coastal gem that needs to be viewed to be appreciated ****

The accommodation provides - Entrance Hall, Kitchen, Breakfast Room, Lounge, Downstairs Bedroom/Snug, Utility Room. First Floor - 2 Double Bedrooms (1 en-suite), 1 Single Bedroom and Separate Shower Room. Useful Cellar.

This cozy coastal retreat positioned in the heart of New Quay and being close proximity of the harbour and blue flag sandy beaches. The village boasts a wealth of quality cafes, restaurants, takeaways, bars, nearby shops, doctors surgery, places of worship and regular public transport. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with a wider offering of daily needs with both Cardigan and Aberystwyth being equidistant 30 minute drive from the village.



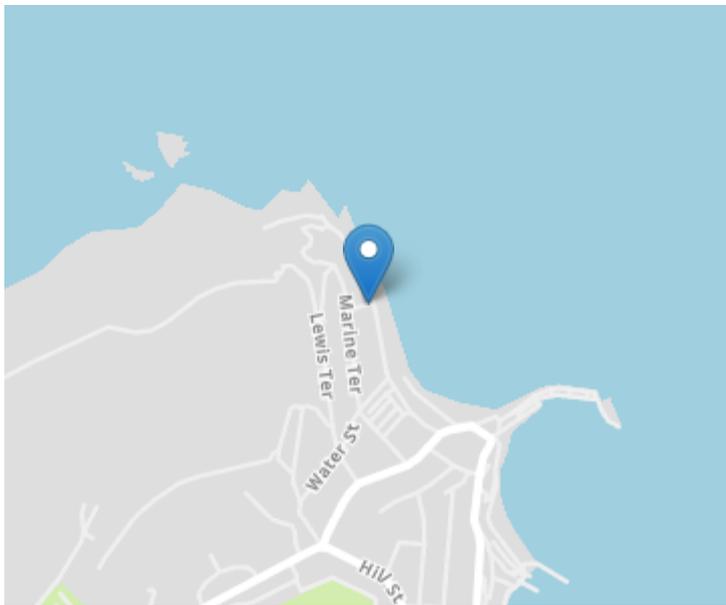
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General -

The property has under gone an extensive renovation project in recent years, with works being completed by a local, reputable builder to high standards. Some of the work include - new kitchen, bathrooms, double glazed sash windows, new electric heating system, log burner, flooring, carpets and a complete redecoration.

Entrance Hall

22' 4" x 5' 2" (6.81m x 1.57m) with the original hardwood door with circular fanlight above, coir mat, Economy 7 heater, stairs raising to first floor, dado rail and steps to cellar. Door into -



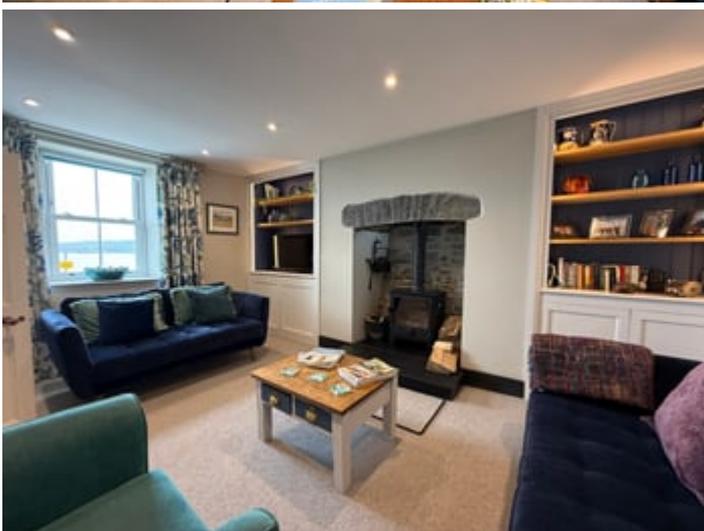
Kitchen/Breakfast Room

11' 9" x 16' 0" (3.58m x 4.88m) with recently installed modern kitchen comprising of grey base and wall cupboard units with marble effect working surfaces with upstand above. Lamona electric oven with 4 ring ceramic hob, modern extractor hood above, Lamona integral microwave, inset single drainer sink with mixer tap, integrated dishwasher/fridge/freezer, undercounter lights and spotlights to ceiling. Double glazed sash window to front with sea views, electric radiator, wood effect vinyl tile flooring and space for an 8 seater dining table.



Character Lounge

12' 5" x 15' 9" (3.78m x 4.80m) a comfortable cozy room with wood burning stove on a raised slate hearth, exposed stone mantle and chimney breast, alcove cupboards to both sides with feature background lighting and shelves, Quantum electric radiator, double glazed sash window to front with views over Cardigan Bay, spotlights to ceiling.



Snug/Downstairs Bedroom

9' 9" x 11' 3" (2.97m x 3.43m) with double glazed window to both sides, electric heater, spotlights to ceiling, exposed beams, cupboard unit.



Utility Room

15' 7" x 4' 8" (4.75m x 1.42m) with slate flagstone flooring, range of fitted grey base and wall cupboard units with complementary working surfaces above, stainless steel single drainer sink, plumbing for automatic washing machine and undercounter fridge. 2 windows to rear, half glazed uPVC door to back rear courtyard, electric heater, storage cupboard.



FIRST FLOOR

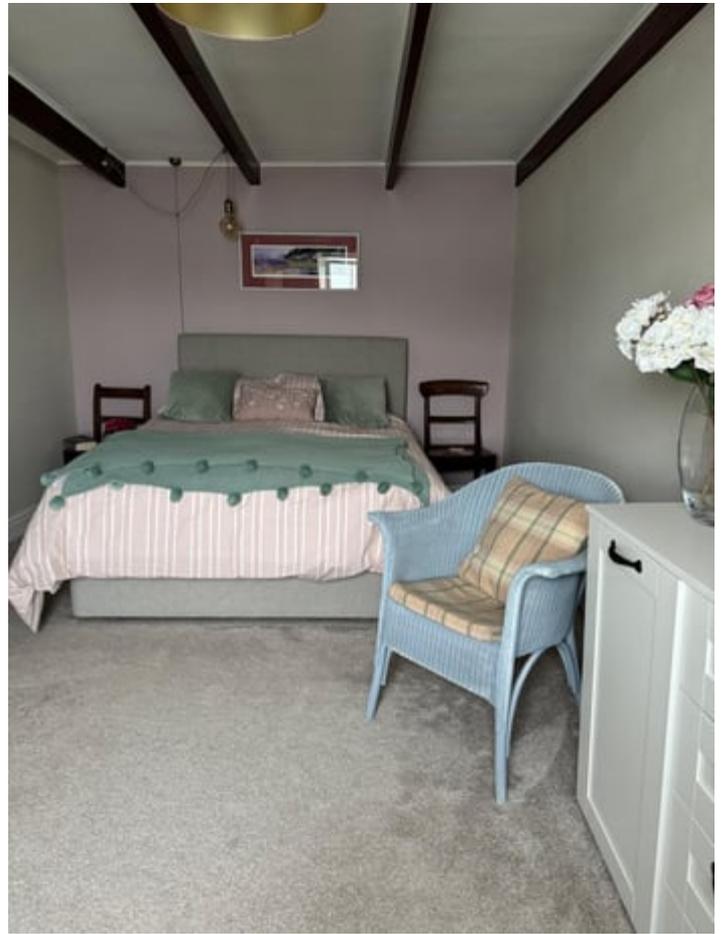
Central Landing

9' 8" x 9' 2" (2.95m x 2.79m) via original staircase from entrance hall, doors into all rooms including -



Principal Bedroom 1

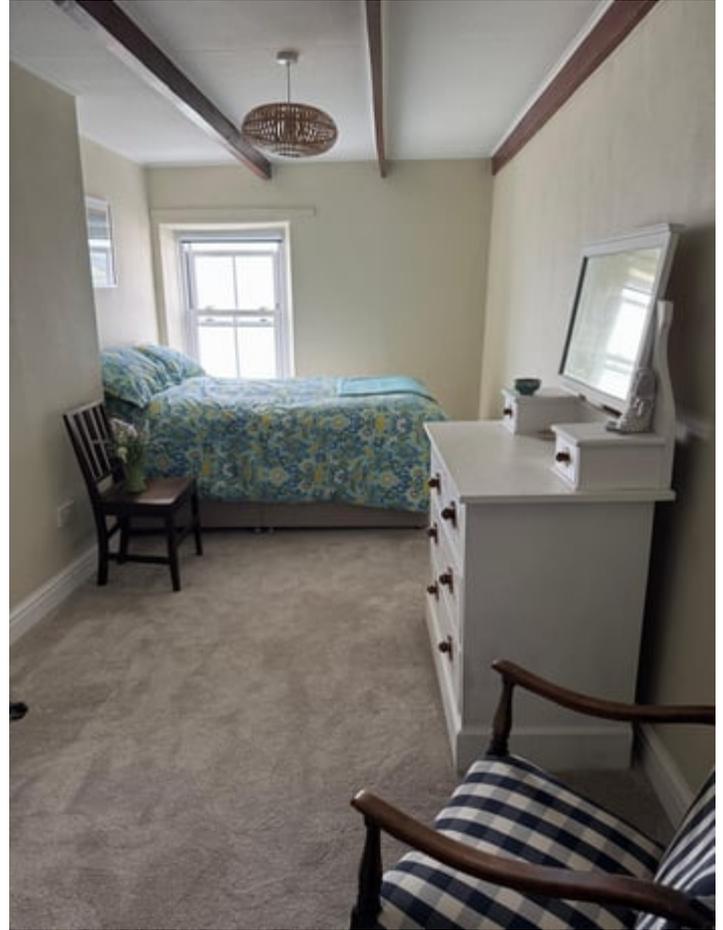
10' 7" x 15' 8" (3.23m x 4.78m) with double glazed sash window to front with window seat making the most of the breathtaking views over the coastline, exposed beams to ceiling.





Front Bedroom 2

15' 8" x 8' 2" (4.78m x 2.49m) with double glazed sash window to front, sea views, exposed beams, door leading to -



En-suite

11' 3" x 4' 9" (3.43m x 1.45m) with 3 piece white suite comprising of a corner shower unit with Triton electric shower above, tiled wall, dual flush WC, pedestal wash-hand basin, heated towel rail, Economy 7 heater and frosted window to side.



Front Bedroom 3

6' 3" x 8' 1" (1.91m x 2.46m) with sash double glazed window to front, sea views, exposed beams.



Shower Room

5' 0" x 13' 2" (1.52m x 4.01m) with corner shower unit with mains shower above, pedestal wash-hand basin, dual flush WC, half tiled walls, spotlights to ceiling, heated towel rail, cupboard housing the hot water tank.



Cellar

13' 1" x 17' 3" (3.99m x 5.26m) Accessed externally with 5' head-height and electric light connected.

EXTERNAL

To the Front

The property is approached via Rock Street to a raised patio area to the front ensuring ample space for seating, dining, ideal for entertaining overlooking the coastline.



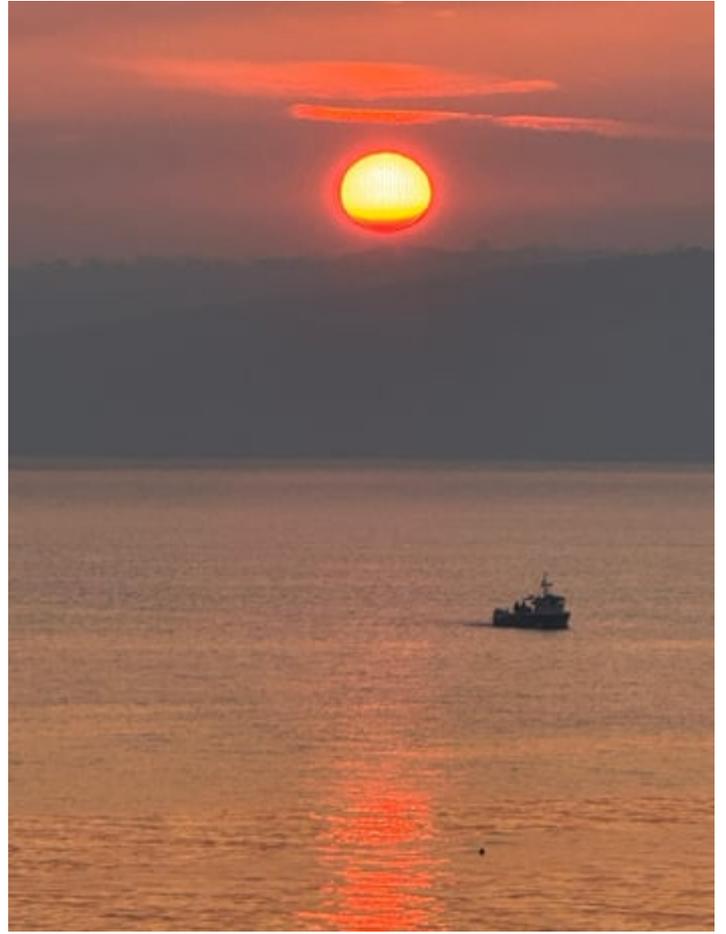


To the Rear

There is a generous garden area mostly laid to lawn with variety of shrubs, flowers and trees. Raised composite decking area with galvanised railings being a lovely suntrap for sunbathing and useful stone shed. At the top of the garden has the potential to create a patio area with elevated views over the coastline.



Views from the property





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 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

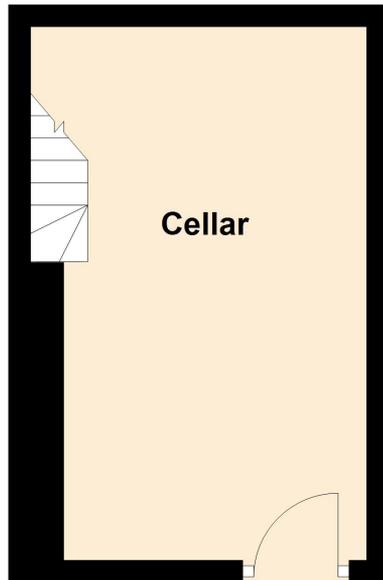
The property benefits from : mains water, electricity and

drainage. Recently installed electric heating system. Double glazed sash windows.

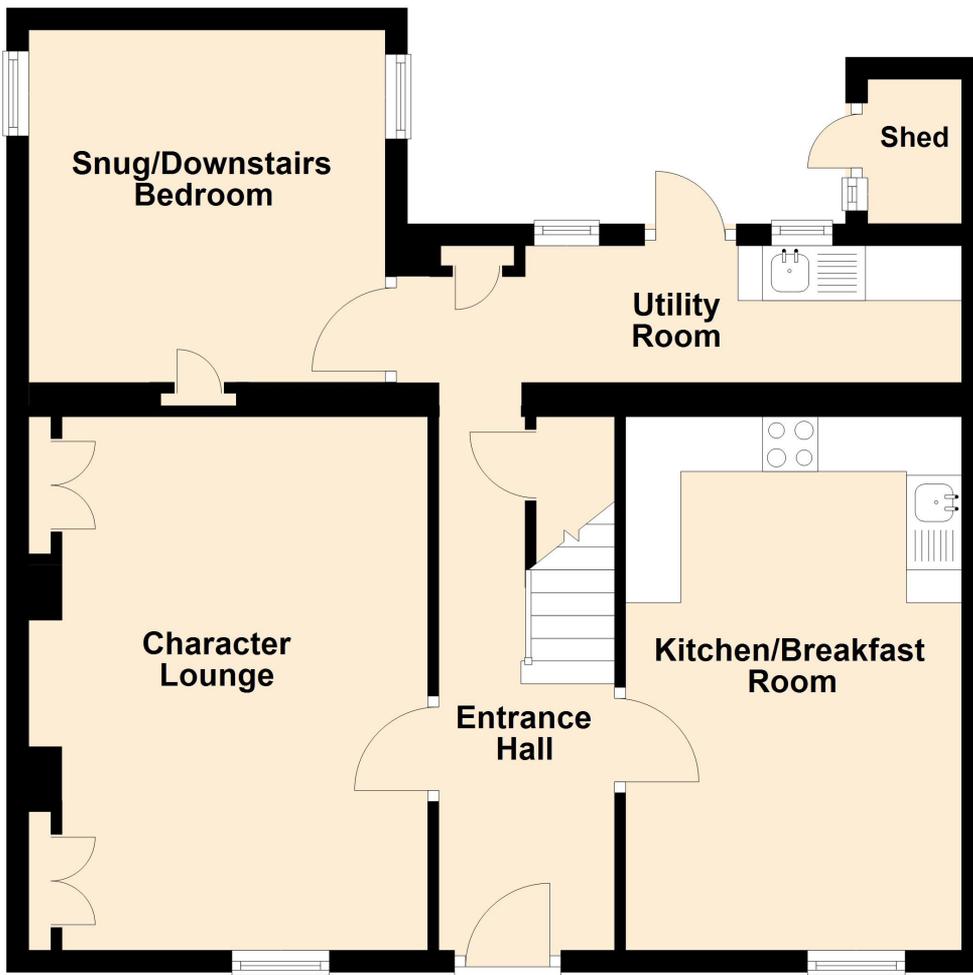
Council Tax Band : E (Ceredigion County Council)

Tenure : Freehold.

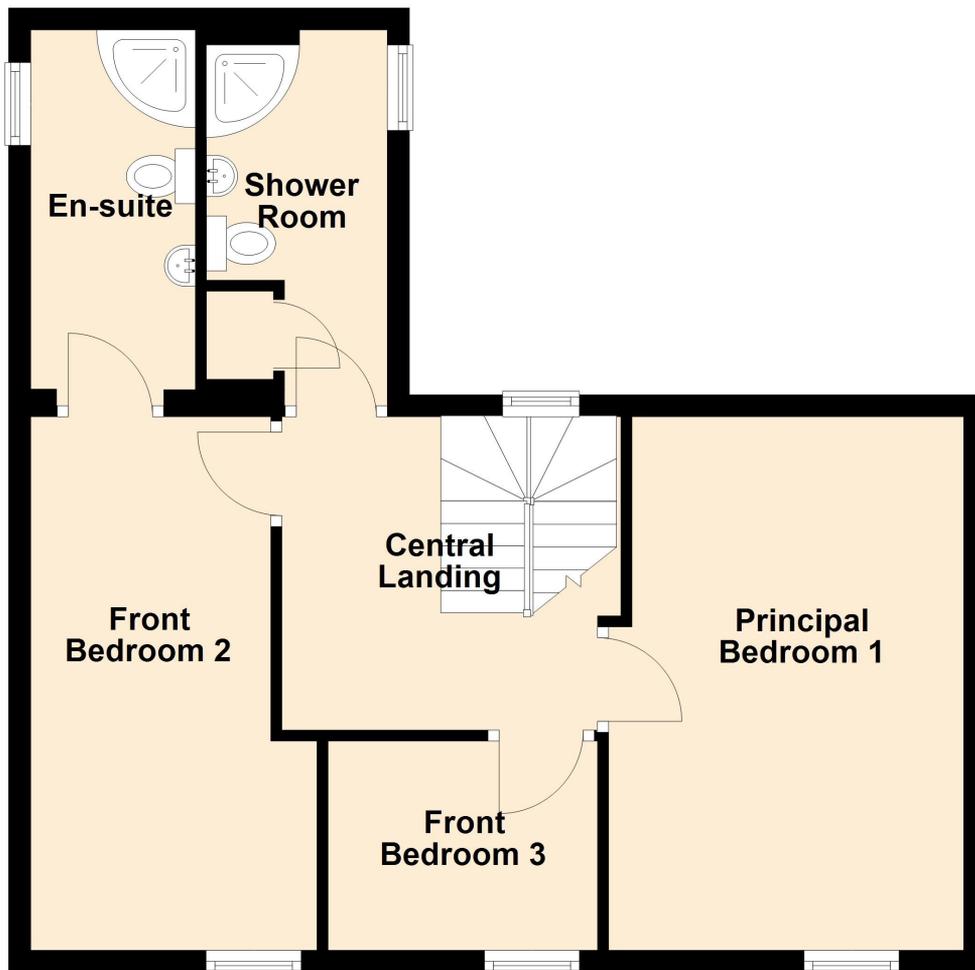
Lower Ground Floor



Ground Floor



First Floor



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.

EPC Rating: D (61)

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

From New Quay village centre near the Bluebell on South John Street, continue along the one way system taking the right hand turning by the Captains Rendezvous and continue past the car park onto Rock Street and the property can be seen on the left hand side as identified by the Agents 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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 beautiful property, contact us:

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