

A most attractive 4 bed Victorian house in the popular coastal village of New Quay - West Wales.



Eastcliffe 4 Margaret Street, New Quay, Ceredigion. SA45 9QJ.

£340,000

Ref R/4335/ID

****A most attractive 4 bed Victorian property**** Located in the heart of the popular coastal and fishing village of New Quay ****Walking distance to all village amenities, sandy beaches and the harbour**** Recently installed insulated Garden Room ****Well maintained garden**** Private parking for 2 cars ****Oil fired central heating**** Glimpse of the sea ****A PROPERTY WORTHY OF AN EARLY VIEWING****

The property comprises of Front Vestibule, Ent Hall, Dining Room, Front Lounge, Kitchen/Breakfast Room, Utility Room. First Floor - Bathroom, 2 Double Bedrooms, 1 Single Bedroom and Loft Room/Bedroom 4.

The property fronts onto Margaret Street being close to Upland Terrace and an easy walk down to the sea front. Convenient to a good range of village amenities including an array of pubs, eating houses, restaurants, convenience store, primary school and is on a bus route. Only 8 miles from the Georgian Harbour town of Aberaeron and within an easy reach of the larger Marketing and Amenity centres of the area.



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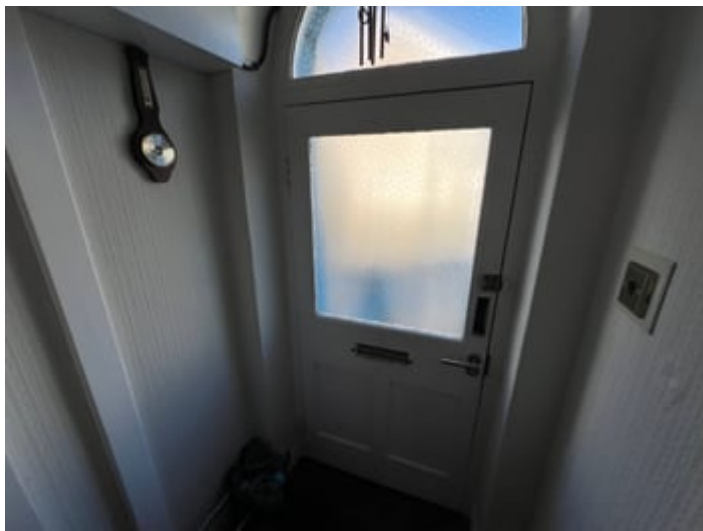


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GROUND FLOOR

Front Vestibule

4' 2" x 3' 4" (1.27m x 1.02m) via half glazed hardwood door with lightwell above, exposed timber flooring, glazed double doors leading into -



Entrance Hall

19' 2" x 14' 9" (5.84m x 4.50m) with exposed arches and cornices, central heating radiator, exposed timber floor, stairs rising to first floor, understairs storage.



Dining Room

11' 5" x 10' 6" (3.48m x 3.20m) with laminate flooring, sash window to rear, 6' archway leading into -



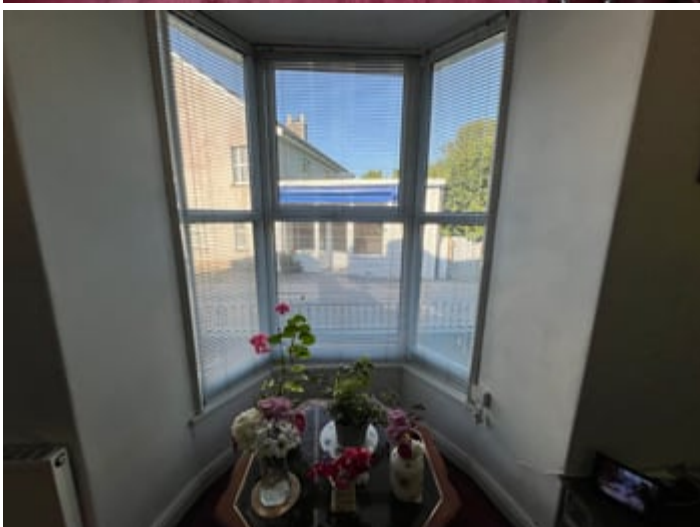
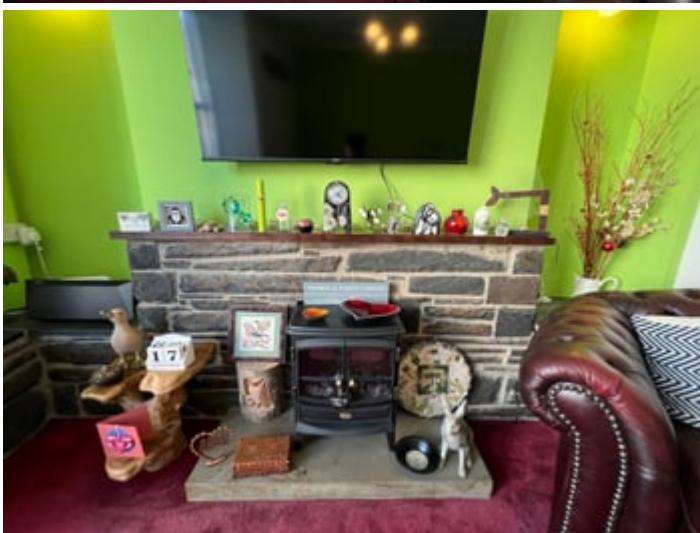
Front Lounge

14' 5" x 15' 6" (4.39m x 4.72m) a spacious lounge with bay window to front, open fireplace with reconstructed stone surround, raised slate hearth, alcove to both sides, central heating radiator, TV point, wall lights.



Kitchen

9' 0" x 8' 2" (2.74m x 2.49m) with range of base and wall cupboard units with formica working surfaces above, Hotpoint electric oven and grill, 4 ring electric hob, stainless steel heated extractor above, 1½ stainless steel drainer sink, central heating radiator, tiled splash back, door into -



Utility Room

7' 3" x 8' 0" (2.21m x 2.44m) with range of fitted cupboard units with plumbing for automatic washing machine, dishwasher, glazed exterior door, space for fridge freezer.



FIRST FLOOR

Split Landing

16' 8" x 4' 9" (5.08m x 1.45m) with stairs leading to second floor, central heating radiator.

Bathroom

9' 0" x 8' 0" (2.74m x 2.44m) a 4 piece white suite comprising of a panelled bath with hot and cold taps, corner shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. pvc lined boards, cupboard unit housing a hot water tank.



Rear Double Bedroom 1

11' 5" x 10' 9" (3.48m x 3.28m) double glazed window to rear, central heating radiator, vanity unit with inset wash hand basin.



Front Double Bedroom 2

12' 7" x 10' 9" (3.84m x 3.28m) with double glazed window to front, central heating radiator, views towards the sea.



Front Bedroom 3

6' 3" x 8' 3" (1.91m x 2.51m) double glazed window to front, central heating radiator.



SECOND FLOOR

Loft Room/Double Bedroom 4

16' 3" x 18' 0" (4.95m x 5.49m) with velux window to rear, central heating radiator, under eaves storage, access to loft.



EXTERNALLY

To the Front

An original walled railed forecourt with access to front door.





To the Rear

An exceptionally maintained garden mostly laid to slabs for ease of maintenance with many mature flowers, shrubs and hedges making a lovely colourful garden.

The rear garden faces south providing a lovely sun trap with seating area.

External W.C and boiler room.

Steps lead up to the parking area which offers private parking for 2 cars.



Garden Room

5' 9" x 8' 9" (1.75m x 2.67m) Recently erected garden room, installed by the reputable Garden Room Wales. Being fully insulated with glazed double doors to front, electricity connected, electric heater, spot lights to ceiling. Has been built to housing standard.



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.

TENURE

We are advised the property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage. Oil fired central heating.

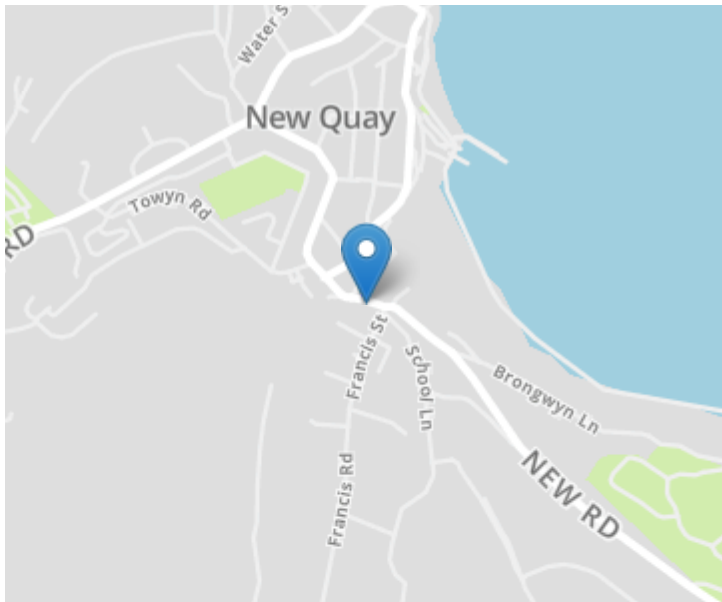
Council Tax Band D - Ceredigion County Council.

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

Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffosyffin and Llwynhelyn and onto the next village of Llanarth. Drive through the village and turn right alongside the Llanina Arms Hotel onto the New Quay road. Follow the course of the road until you reach New Quay. The first terrace you will drive through is George Street, the next terrace will be Margaret Street and the property will be located on the left hand side as identified by the agents for sale board.



For further information or to arrange a viewing on this property please contact :

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