

A Coastal Gem ! A recently renovated 4 bed end of terrace cottage with double garage. Popular seaside village of New Quay - West Wales.



Maxwell, 1 Park Street, New Quay, Ceredigion. SA45 9QG.

£400,000

Ref R/4418/ID

****An outstanding 4 bed end of terrace cottage**** Recently renovated to the highest order ****Works completed sympathetically keeping a range of character features**** Located in the heart of the popular seaside village of New Quay ****Double garage and separate garden room with potential for conversion into separate annexe (STP)**** Only a short walk to the sandy beaches of New Quay ****Planning approved for conversion of the attic with dormer window to create a master bedroom**** Must be viewed internally to be appreciated ******

****A REAL COASTAL GEM DESERVING OF AN EARLY VIEWING****

The property sits centrally within the popular harbour village of New Quay with its array of cafe's, bars, restaurants, local shops, doctor surgery, places of worship and local Primary School. The property is in close proximity of the All Wales Coastal Path. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the North with a wider range of facilities and services with New Quay being equidistance drive from Cardigan to the South and Aberystwyth to the North with a wider range of local and national retailers, regional hospital, university National Rail connections etc.



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GENERAL

The current vendors have invested significant money and time in the complete renovation of Maxwell.

The works have been carried out sympathetically to the highest order retaining the original character features such as pine staircase, covings and skirting boards, exposed stone walls and the feature of having 2 ship masts running up the property .

The property also benefits from more modern additions such as a brand new kitchen, double glazed sash windows throughout, recently installed carpets, new central heating radiators and much more.

The property also benefits from a double garage to the rear with a garden room underneath, there is great scope to convert the garage and offer it as a separate annexe/airbnb - (subject to planning).

The current vendors have also gained planning permission to convert the attic room to create a master bedroom space with a dormer window to rear.

For any information regarding the proposed plans can be discussed with the Agents.

MAXWELL is truly a coastal gem and is deserving of an internal viewing to really appreciate the works that have been carried out.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall



22' 2" x 5' 3" (6.76m x 1.60m) via recently installed half glazed composite door with 'Maxwell' engraved fan light above, exposed arched cornices, slate flag stone flooring, original pitch pine staircase rising to first floor, central heating radiator, tongue and groove panelling to half wall, understairs storage cupboard. Door into -

Front Sitting Room/Dining Room

12' 2" x 10' 5" (3.71m x 3.17m) double glazed sash window to front, pine alcove cupboard, open fireplace with slate hearth, exposed stone wall, traditional column central heating radiator.





Lounge



12' 4" x 10' 8" (3.76m x 3.25m) a lovely cosy character room with open fireplace housing a multi fuel burning stove on a slate hearth, exposed stone wall, sash window to side with slate sills, traditional column central heating radiator. Door leading through to -

Kitchen/Dining Room





11' 3" x 11' 2" (3.43m x 3.40m) an elegant and modern kitchen comprising of two tone light and dark grey shaker style base and wall cupboard units with quartz working surfaces above, space for electric range cooker, pull out extractor hood, inset 1½ drainer sink with mixer tap above, sash windows to rear and side, integrated fridge, red quarry tiled flooring, traditional column central heating radiator, alcove cupboard unit, exposed stone wall, exposed beams to ceiling, spot lights.

A feature in the kitchen are two exposed ship masts running up the wall.

Slate steps leading to -

Utility/Laundry Room



15' 5" x 6' 6" (4.70m x 1.98m) with a range of modern grey base and wall cupboard units with quartz working surfaces above, half glazed exterior doors to both sides, inset drainer sink, plumbing for automatic washing machine, sash windows to rear and front, velux window, half vaulted ceiling, Worcester oil fired boiler. Door into -

Downstairs Shower Room

11' 2" x 4' 0" (3.40m x 1.22m) having a white suite comprising of a corner shower unit with mains shower above, pedestal wash hand basin with hot and cold taps, low level flush w.c. electric heated towel rail, central heating radiator, frosted window to rear, tiled floor and walls, extractor fan.

FIRST FLOOR

Split Landing



20' 2" x 10' 8" (6.15m x 3.25m) (max).

Rear Landing

10' 8" x 5' 2" (3.25m x 1.57m) with original floor boards, feature ship master, central heating radiator. Door into -

Bathroom



9' 0" x 5' 8" (2.74m x 1.73m) having a three piece white suite comprising of panelled bath with mixer tap and shower head, low level flush w.c. pedestal wash hand basin, frosted window

to side, tiled walls, cupboard unit housing the hot water tank.

Rear Single Bedroom 1



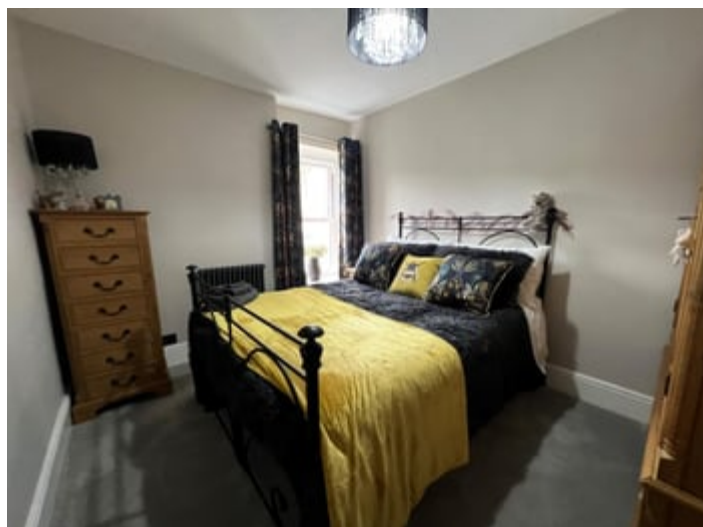
5' 11" x 10' 6" (1.80m x 3.20m) with velux window to rear, central heating radiator, exposed ceiling beams.

Front Landing



9' 6" x 11' 7" (2.90m x 3.53m) with staircase to access the attic, recently carpeted, doors into -

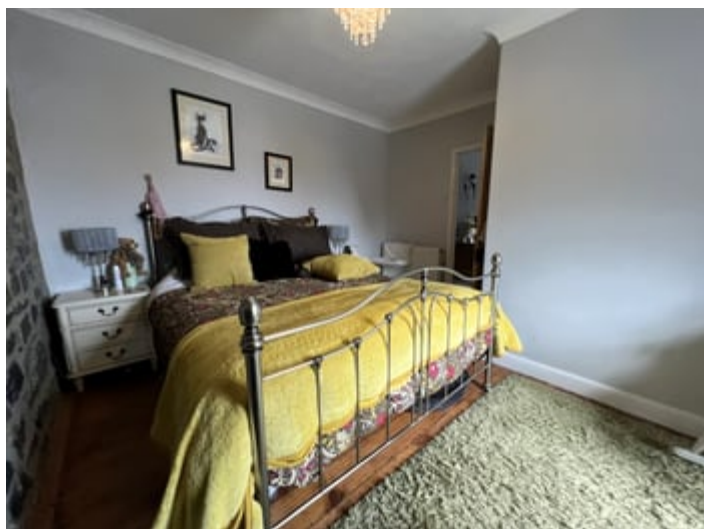
Rear Double Bedroom 2





8' 9" x 11' 2" (2.67m x 3.40m) with sash window to side, traditional column central heating radiator, recently carpeted, feature 9' skirtings boards.

Front Double Bedroom 3



11' 3" x 12' 5" (3.43m x 3.78m) with exposed floor boards, double glazed sash window to front, exposed fireplace with slate hearth, exposed stone walls, central heating radiator.

Front Single Bedroom 4/Office



6' 3" x 7' 9" (1.91m x 2.36m) with double glazed sash window to front, recently carpeted.

Attic Room (Potential 5th Bedroom)

16' 2" x 15' 9" (4.93m x 4.80m) with a maximum head height of 6'2". Currently the attic offers a good storage space/children's bedroom with under eaves storage and velux windows to rear.

The current vendors have planning approval to convert this attic room and to increase the height and to add a dormer window to rear. (Planning Application No A230430) - Ceredigion County Council.

Further information available from the Agents office.



EXTERNALLY

To the rear

To the rear of the property is a lovely cottage garden area with lower patio area with stone steps leading to an upper patio area laid to slabs. There is an abundance of shrubs and flowers making a wonderful outside seating space with pergola.





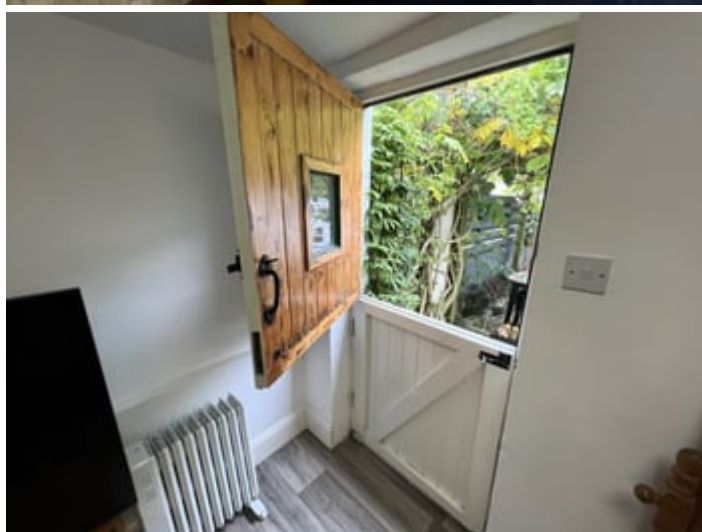
Double Garage/Garden Room



19' 2" x 18' 9" (5.84m x 5.71m) this garage backs onto the rear access land and has space for parking of 2 cars, has an electric roller door, concrete flooring, power connected. Door leading to -

Lower Garden Room Section

17' 6" x 10' 5" (5.33m x 3.17m) with double glazed window to front, stable door, exposed stone flooring.



Please Note -

This Garage could be converted to offer a separate annexe/overflow accommodation - subject to planning permission.

Side garden area



A good space which has access to the oil tank.

To the front

Front forecourt with slate slabs with galvanised railings.



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 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.

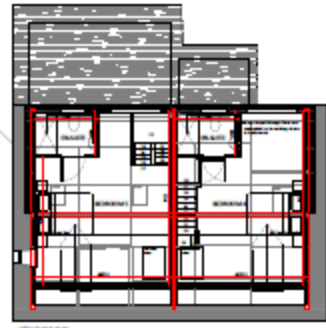
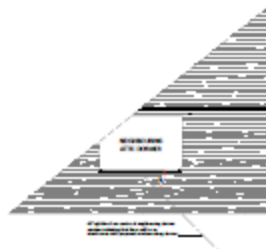
TENURE

The property is of Freehold Tenure.

Services

We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating.

Council Tax Band E (Ceredigion County Council).



ME
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SERVICES

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Client: 10000 100th Avenue, Suite 100, Richmond, BC V6V 1K6
Date: 10/10/2010
Scale: 1/8" = 1'-0"

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (41)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

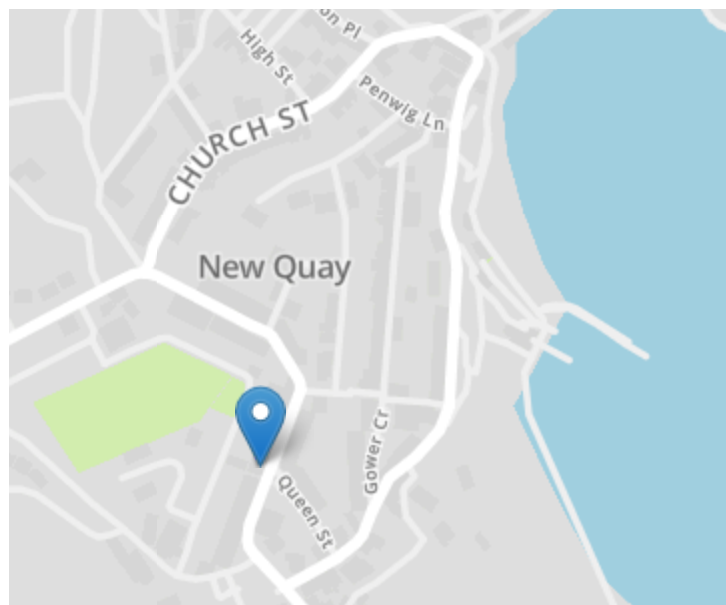
Any risk of coastal erosion? No

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

Travelling South West from Aberaeron along the A487 proceed through the villages of Ffos y Ffin, Llwynnelyn and into Llanarth. Continue through the village of Llanarth, take the right hand exit signposted B4342 New Quay by the Llanina Arms Hotel. Continue along this road through Gilfachreda and into New Quay village centre. Driving past Costcutters on your left hand side and the turning to the beach on your right, proceed for approximately 20 yards and the property is located immediately in front of you identified by the agent for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	41	
(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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