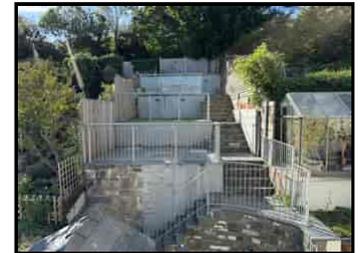


A most charming, recently refurbished 3 bed former fisherman's cottage. Outstanding seaside location. New Quay Cardigan Bay - West Wales.



15 Marine Terrace, New Quay, Ceredigion. SA45 9PJ.

£425,000

Ref R/4960/ID

"Location, location, location!" Experience the best of coastal living in this beautifully renovated 3-bedroom home, including an en-suite. Nestled on one of the town's most sought-after terraces, this property offers - Breathtaking views over the village and coastline, Terraced rear garden perfect for relaxing or entertaining, Open plan lounge, dining room, and kitchen offering modern living. 5-minute walk to village centre providing excellent accessibility. Low maintenance costs thanks to recent upgrades. This high-quality home blends traditional charm with contemporary convenience—ideal for those seeking a peaceful retreat or a stylish coastal base.

The accommodation provides - front vestibule, entrance hall, open plan lounge/dining room/kitchen. First floor - 1 double bedroom (en suite), 2nd bedroom and family bathroom. Second floor - loft double bedroom,

Prime Location - Marine Terrace is one of the most desirable streets in the village. The location offers the perfect blend of coastal beauty and community convenience, Stunning sandy beaches just moments away, Picturesque harbour ideal for strolls and seaside views, excellent restaurants and welcoming pubs for dining and socialising.



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GENERAL

This home underwent a full refurbishment just five years ago, with the owners meticulously stripping it back to its original shell. The transformation included:

- A brand-new roof structure ensuring long-term durability
- New double-glazed sash windows for style and efficiency
- Underfloor heating on the ground floor for cosy winters
- Modern electric heating system throughout

The result is a thoughtfully restored property that retains its character while offering the comfort and reliability of a modern build.

THIS PROPERTY MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED !

GROUND FLOOR

Front Vestibule

5' 2" x 4' 3" (1.57m x 1.30m) via hardwood door with fan light above, slate flag stone flooring, half glazed hardwood door into -

Entrance Hall

14' 5" x 5' 0" (4.39m x 1.52m) with flag stone flooring, stairs to first floor, under stairs housing an automatic washing machine.



Open Plan Lounge / Dining Room

9' 10" x 13' 4" (3.00m x 4.06m) with sash double glazed window to front with superb sea views, open fire housing an electric stove with mantle above, slate hearth, lvt flooring, tv point, space for 6 seater dining table.





Kitchen

15' 0" x 17' 4" (4.57m x 5.28m) a modern kitchen providing a range of base and wall cupboard units with complimentary working surfaces above, integrated 1½ stainless steel sink, eye level electric oven and grill, 4 ring ceramic hob, fridge freezer, laminate flooring, dishwasher, spot lights, glazed door and atrium bring in natural light.





FIRST FLOOR

Split level Landing

Rear Bedroom 1

10' 6" x 7' 6" (3.20m x 2.29m) with double glazed window to rear, central heating radiator.



Bathroom

5' 8" x 9' 7" (1.73m x 2.92m) with a four piece suite comprising of enclosed shower with mains rainfall shower

above with pull out head, panelled bath, pedestal wash hand basin, vanity unit, low level flush w.c. illuminated mirror, half tiled walls.



Front Double Bedroom 2

10' 8" x 15' 1" (3.25m x 4.60m) with 2 double glazed sash windows to front again with superb sea views over the village, harbour and Cardigan Bay. Doors into -





En Suite Shower Room

6' 2" x 3' 9" (1.88m x 1.14m) providing an enclosed shower with pvc lined boards, dual flush w.c. vanity unit with inset wash hand basin, spot lights, extractor fan.

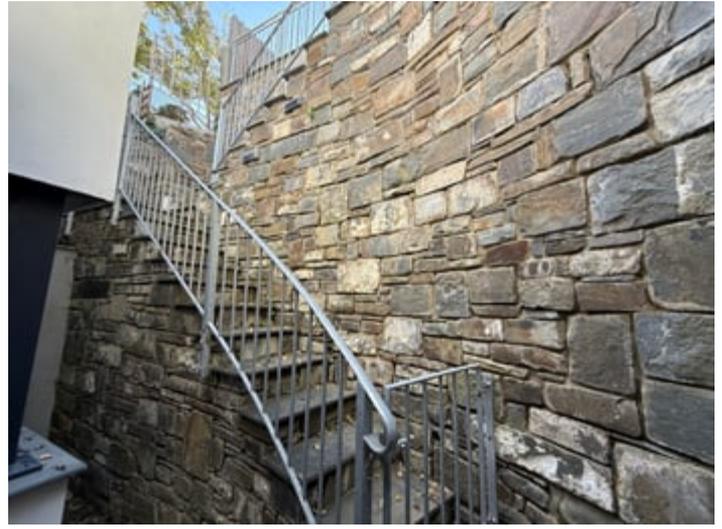


SECOND FLOOR

Loft Bedroom

18' 7" x 9' 3" (5.66m x 2.82m) with dormer windows to front and rear, again with superb views over Cardigan Bay, central heating radiator, 2 storage cupboards, one housing electric boiler.





EXTERNALLY

To the Front

The property is approached via Marine Terrace.



To The Rear

An impressive terraced rear garden over three terrace areas laid mostly to high quality slabs with glass balustrades and lovely stonework making it a perfect place to sit and enjoy watching the dolphins in the bay.





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

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

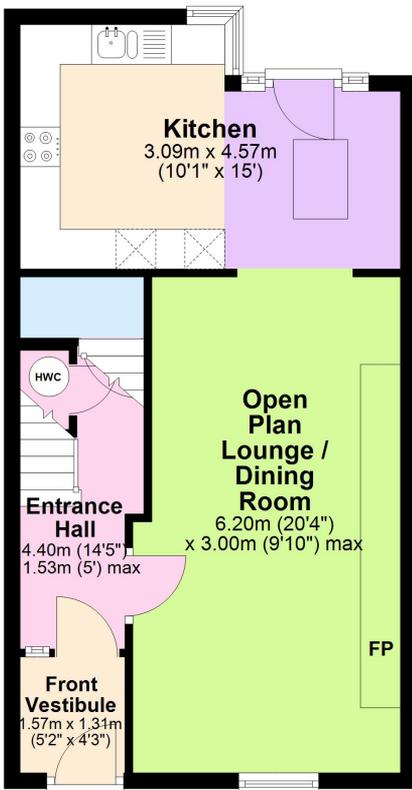
Services

We are advised that the property benefits from mains water, electricity and drainage. Electric heating system.

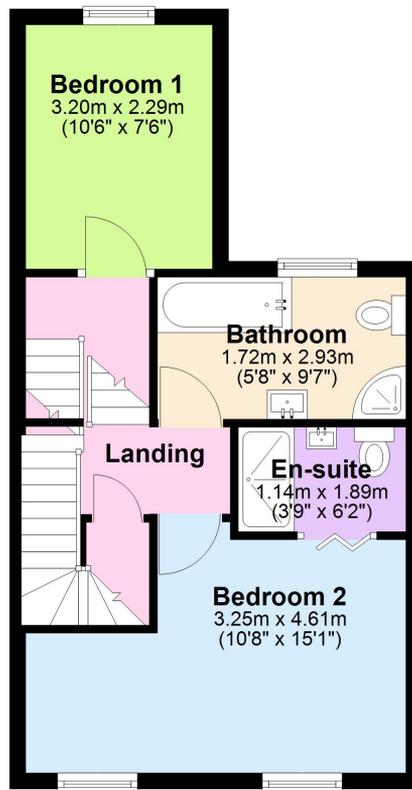
Council Tax Band E (Ceredigion County Council).

Tenure Freehold.

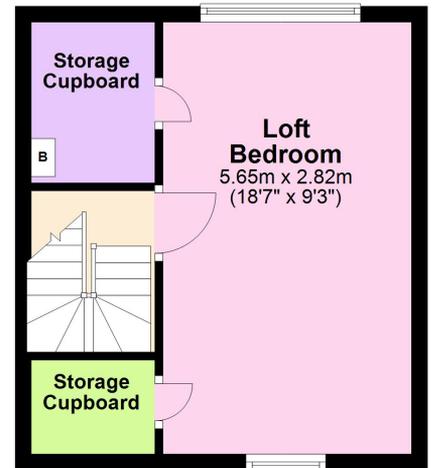
Ground Floor



First Floor



Second Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

15 Marine Terrace, New Quay

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (66)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

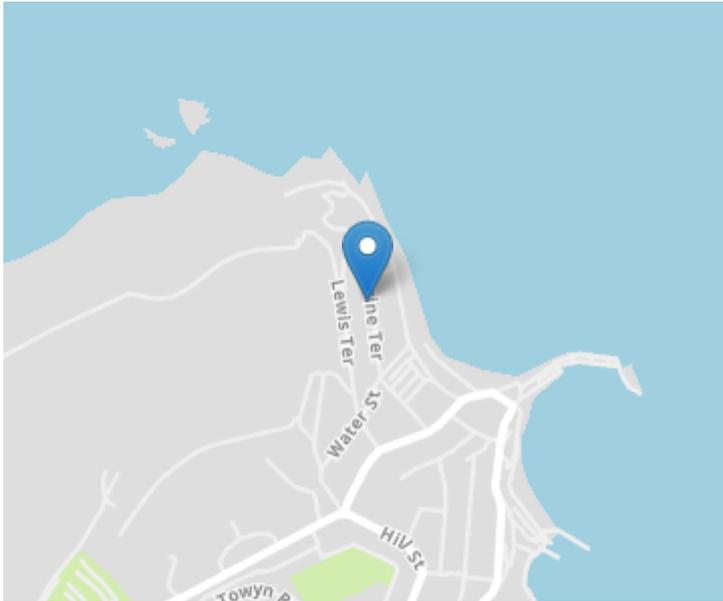
Any risk of coastal erosion? No

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 down the sea front at New Quay, when get to the harbour, follow the road around, passing Captains Rendezvous fish and chip shop on your right hand side, proceed left up the hill passing the Pepper Pot restaurant and The Shell Shop. Turn right onto High Street and at the end of the street you will come to a t junction, cross over into Marine Terrace and the property will be found towards the end of 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		
(69-80) C		
(55-68) D	66	70
(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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