

Regulated by:



Since 1989

*Substantial 4 bed Victorian House with large grounds, Private Off Road Parking for 3 Vehicles.
Few Minutes Walk Sea Front. New Quay - West Wales.*



6 Margaret Street, New Quay, Ceredigion. SA45 9QJ.

Ref R/2888/DD

£345,000

****An imposing Period property**Mid Terraced**Many Character Features**Large Grounds at rear**Gated Private Parking for 2-3 cars**Only a few minutes walk from the sea front**Convenient to all village amenities****

The accommodation arranged on three levels benefits oil fired central heating and offers viz Ground Floor - Rec Hall, 2 Rec Rooms, Rear Kitchen/Dining Room, Downstairs Shower Room. To the First Floor - 2 Double Bedrooms, Rear Landing, Bathroom with Sep w.c. 2 Second Floor Bedrooms. Outside w.c. Extensive grounds, gravelled surface for ease of maintenance. Fenced and Gated Private Parking for 2-3 vehicles. Large shed.

Fronts onto Margaret Street close to Upland Square and an easy walk down to the sea front. Convenient to village amenities including an array of pubs, eating houses/restaurants, convenience store, primary school and on a bus route. Some 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of the area.

GROUND FLOOR

Entrance Hall

21' 0" x 5' 5" (6.40m x 1.65m) with original hardwood entrance door with original concave featured leaded glass inset with matching side panels. Original arched ceiling cornices, central heating radiator. Access to Cellar.



Front Reception Room

14' 6" x 13' 8" (4.42m x 4.17m) into bay window with stained glass features, open fireplace with tiled surround and mahogany mantle, arched alcoves to each side with built in cupboards, original covings to ceiling, double panel radiator.



Rear Sitting Room



13' 8" x 12' 0" (4.17m x 3.66m) with an open fireplace with a tiled surround, arched alcove to each side with built in cupboards, central heating radiator, French doors lead through to -

Rear Kitchen/Dining Room



25' 5" x 10' 7" (7.75m x 3.23m) (max) with slate effect tiled floor, part tiled walls. The kitchen area has a range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit h&c, appliance space with plumbing for a dishwasher, a Belling slot in oven with cooker hood, built in cupboard housing the Firebird oil fired central heating boiler, rear exterior door.

Downstairs Shower Room

With pvc lined walls and tiled floor and having a Creda

electric shower unit.

FIRST FLOOR

Half Landing

Approached via an original Mahogany and Pitch Pine staircase.



Front Double Bedroom 1

19' 7" x 14' 8" (5.97m x 4.47m) with 2 original bay windows, each with stained glass features, original tiled fireplace, arched alcove with cupboards to each side, 2 central heating radiators.





Rear Double Bedroom 2

13' 7" x 10' 7" (4.14m x 3.23m) with central heating radiator, rear aspect window, built in cupboard.



Rear Landing

With built in cupboard.

Bathroom

10' 0" x 6' 4" (3.05m x 1.93m) with original cast iron bath and large pedestal wash hand basin, victorian tiled walls, extractor fan, built in airing cupboard housing copper cylinder tank.



Separate W.C.

With original Victorian tiled walls, low level flush toilet.



SECOND FLOOR

Approached via an original staircase from the front landing.

Double Bedroom 3

19' 8" x 12' 0" (5.99m x 3.66m) into a dormer window with original arched window enjoying a glimpse of the sea.





Rear Bedroom 4



13' 1" x 6' 9" (3.99m x 2.06m) with velux window at rear.

EXTERNALLY

To Front

Walled railed forecourt.



To rear

Access from rear service lane leads to double gated car parking area for 2-3 cars with a large timber built shed/outhouse. A Pedestrian gateway leads to an extensive area of gardens and grounds, currently all laid down to gravelled surface for ease of maintenance and with lovely mature ornamental trees.

A pathway leads from this area down to the rear of the house where there is an Outside w.c.





Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

Directions

From Aberaeron proceed South West on the A487 coast road through the villages of Ffosyffin and Llwyncelyn onto the next village of Llanarth. Drive down through the village of Llanarth then turn right along side 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 you will come to will be Margaret Street just before you reach Upland Square and Costcutters Supermarket etc.