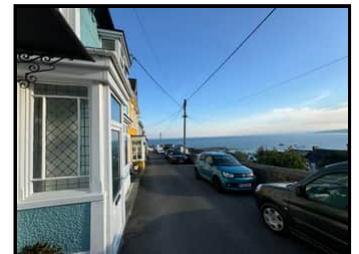


*Substantial 3/4 bed house with New Quay harbour and Cardigan Bay views. Situated in the popular coastal resort and fishing village of New Quay, West Wales.*



Nythfa, 18 High Terrace, New Quay, Ceredigion. SA45 9NJ.

£525,000

R/4320/RD

\*\* Substantial 3/4 bed coastal house \*\* Recently redecorated and refurbished \*\* Superb far reaching views over the sea front, harbour and Cardigan Bay \*\* A few minutes walk to sandy beaches \*\* Elevated and pleasant rear garden \*\* Useful outhouse/workshop \*\* Rear pedestrian access \*\* Highly desirable location along this popular sea front \*\* Fully orientated to maximise the outlook over the bay \*\* One of the most popular addresses in this coastal village \*\*

High Terrace benefits from being very close to the main sea front and its array of pubs, eating houses, gift shops etc., but at the same time nicely set back from the main thoroughfare. The village also offers convenience stores, chemist, doctors surgery and primary school. Some 8 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities an an easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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## GENERAL

Nestled in one of the most sought-after addresses in this charming coastal village, this substantial home offers an unparalleled lifestyle opportunity. With superb far-reaching views over the seafront, harbour, and the stunning expanse of Cardigan Bay, this recently refurbished and redecorated property is designed to captivate. Whether you're seeking a tranquil retreat, a vibrant holiday rental investment, or a new family home, this property offers it all.

**Prime Location:** Situated on High Terrace, a highly desirable address just a few minutes' walk from golden sandy beaches, the vibrant seafront, and a host of pubs, restaurants, and boutique shops.

**Spectacular Views:** Fully oriented to maximise the stunning outlook over Cardigan Bay, enjoy daily sunsets and the soothing sound of the sea. One of few properties in New Quay that you can dolphin watch from your bedroom window.

**Spacious Living:** Flexible 3/4 bedroom accommodation, perfect for families, guests, or holidaymakers.

**Beautifully Refurbished:** Thoughtfully modernised to combine contemporary comfort with coastal charm.

**Elevated Rear Garden:** A peaceful outdoor space with an elevated position, ideal for alfresco dining or simply soaking in the panoramic views.

**Versatile Outhouse/Workshop:** A practical addition for storage, hobbies, or potential development.

**Convenient Access:** Front and rear pedestrian access adds ease and functionality.

The house is a rarity along the terrace, benefitting from feature bay windows to the front ground and first floor, taking full advantage of the outlook over New Quay harbour and Cardigan Bay.

### Investment Potential

This property represents a lucrative opportunity for investors, with the area enjoying strong demand for holiday rentals. Coastal properties here consistently achieve impressive occupancy rates and premium nightly tariffs. The village's popularity with tourists, drawn by its picturesque scenery and local attractions, ensures year-round rental income potential.

### A Thriving Tourism Hub

**Visitor Appeal:** Located in a coastal village famed for its charm, proximity to nature, and vibrant community, it attracts thousands of visitors annually.

**Nearby Attractions:** Just 8 miles from Aberaeron, a Georgian harbour town renowned for its colorful architecture, boutique shopping, and renowned food scene.

### Community and Lifestyle

Living here means becoming part of a warm and welcoming village community. The area offers:

Local convenience stores, a chemist, a doctor's surgery, and a primary school, ensuring daily life is well catered for.

A vibrant social scene with popular local pubs and restaurants serving fresh, locally sourced produce.

Close-knit community events and activities.

### Eco-Friendly Potential

This property presents an excellent opportunity for sustainable living. With its sunny orientation, the home is perfectly positioned for solar energy solutions or the addition of rainwater harvesting systems. Take advantage of government incentives to further enhance the property's green credentials.

### A Lifestyle Like No Other

This is more than just a house; it's a gateway to a lifestyle filled with fresh sea air, unspoiled natural beauty, and a sense of serenity. Imagine sipping your morning coffee while gazing out over Cardigan Bay or enjoying an evening stroll along the beach, just steps from your door.

Don't miss this opportunity to own a slice of coastal paradise in one of the most desirable villages in Wales.

The property has been subject to recent re-decoration and refurbishment in places and is well maintained. A new log

burner is installed in the lounge with re-lined chimney. The property benefits from excellent standard of living space complemented by spacious bedrooms over. The redecoration works have added a modern yet cosy feel whilst fully respecting the original features of the property.

Additional recent property works over the years include a replacement of the roof and chimney and benefits from double glazing and a full oil fired central heating system.

Residents along the terrace park to the front of the property with easy footpath access to the village centre and sandy beaches.

The accommodation provides -

## GROUND FLOOR

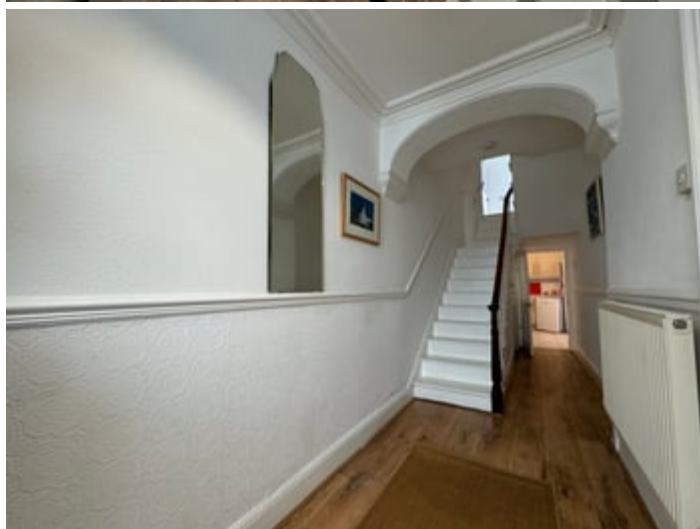
### Front Porch

With slate floors, original leaded light glass panes on each side, original entrance door with upgraded frosted glass inserts and '18' engraving, with circular fanlight over, which leads to -



### Entrance Hallway

29' 9" x 4' 9" (9.07m x 1.45m) with wood effect laminate flooring, central heating radiator, original architrave, cornices and coving, understairs storage cupboard.



## Front Living Room

16' 1" x 11' 7" (4.90m x 3.53m) into square bay window with window seats overlooking New Quay harbour and Cardigan Bay, new log burner with slate surround. Shelves alcoves each side, original coving to ceiling, 2 central heating radiators. 6'5" wide opening with folding doors leading to -



## Rear Dining Room

12' 3" x 9' 7" (3.73m x 2.92m). Recently re-decorated with shelved alcove, wood effect laminate flooring, double doors leading to -





### Rear Kitchen/Breakfast Room

14' 3" x 10' 8" (4.34m x 3.25m) (max) which has a tiled floor, the kitchen area is fitted with a range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps,, integrated ceramic hob unit with cooker hood, eye level Hotpoint double oven, rear exterior door.





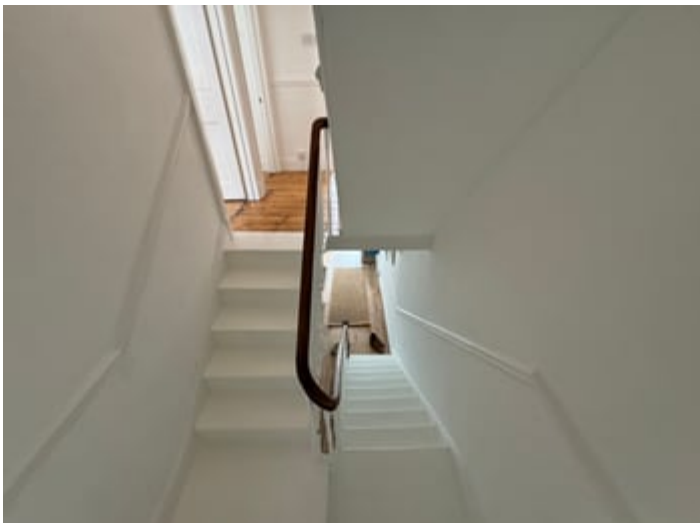
### Utility Area

Formerly a w/c space but now a useful utility area with washing machine connection and single wash hand basin.

## FIRST FLOOR

### Half Landing

Approached via an original staircase from the Entrance Hall.



### Rear Bathroom

7' 6" x 7' 4" (2.29m x 2.24m) with a large walk-in shower with

power shower unit, pedestal wash hand basin and vanity unit, sanded timber flooring. Heated towel rail. Built in airing cupboard. Side window.



### W.C.



With low level flush w.c. frosted window.

### Front Double Bedroom 1

16' 2" x 12' 3" (4.93m x 3.73m) into square bay window with panoramic coastal views. Window seat. Central heating radiator. Built in cupboard. Original covings to ceiling.

Original timber flooring.



### Rear Double Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m) with rear aspect window overlooking garden. One wall having a fitted range of wardrobes with sliding mirror doors. Central heating radiator. Original timber flooring.





### Front Bedroom 3

8' 9" x 7' 5" (2.67m x 2.26m) with timber flooring, front sea view aspect window, central heating radiator.

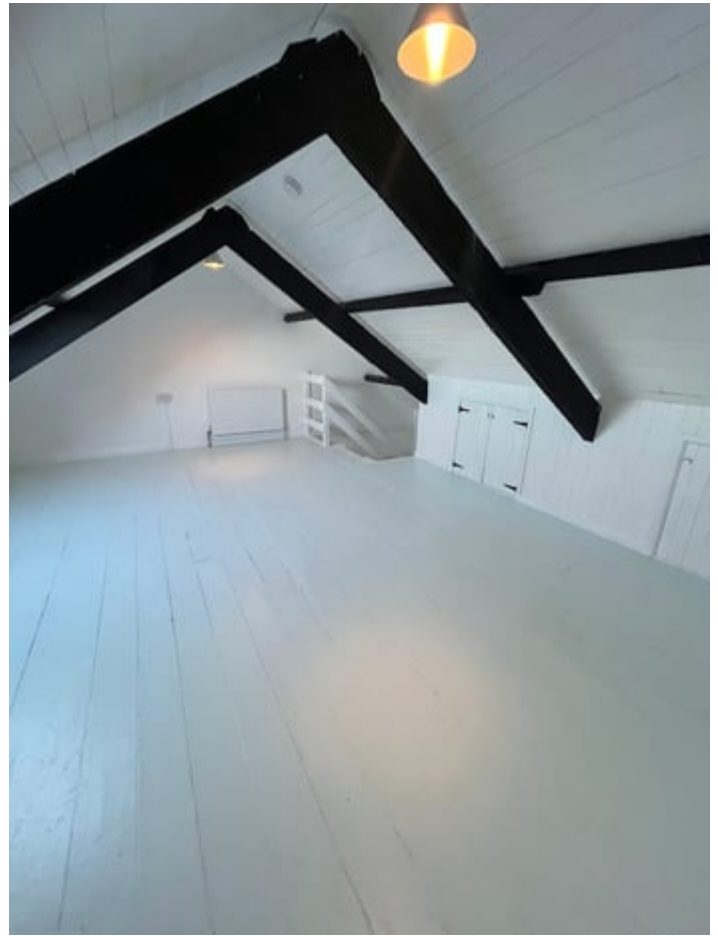


### Attic Room Overall

18' 4" x 15' 5" (5.59m x 4.70m) (8'3" max headroom) - Recently redecorated and approached via original stairs from the front landing. With large Velux window to front with sea views. Currently this room is used for storage but is ideal as overflow accommodation/4th bedroom/study/home office etc..







## **EXTERNALLY**

### **To the Front**

Street Frontage.

### **To the Rear**

From the rear exterior door, this gives access to the outside Boiler Room which houses an oil fired central heating boiler (approx. 5 years old and regularly serviced).

Steps lead up to the rear garden which provides two sloping grassed areas, at the far end steps up to an useful timber built Store Shed/Workshop 14' x 10' with electricity connected.

Lean-to Potting Shed

Rear gated covered area for the oil storage tank. Rear pedestrian gateway which leads out to Picton Terrace.



## **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.

### **Services**

Mains Electricity, Water and Drainage. Oil Fired Central Heating

Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** E (47)

**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**

At New Quay Uplands Square take the road (one way system) down towards the sea front. You will pass The Sea Horse public house on the right hand side then Sheffield House ironmongers, thereafter a Furniture Sale Room then take the next fork left turning just before The Black Lion Hotel. This will then take you into Gomer Crescent and leads onto the next terrace which is High Terrace. As you enter into High Terrace you will see the property on the left hand side.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

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

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