

*Attractive 3/4 bed coastal des res. Central village location. New Quay. West Wales.*



**4 High Terrace, New Quay, Ceredigion. SA45 9NJ.**

**£395,000**

**R/4213/RD**

**\*\* Attractive 3/4 bed mid terrace dwelling \*\* Overlooking New Quay and Cardigan Bay \*\* Tastefully refurbished and decorated \*\* Fixtures and fittings available subject to negotiation \*\* Low maintenance property \*\* Walking distance to village amenities and sandy beaches \*\* One of the most sought after addresses within this popular fishing village \*\* A real gem along this West Wales coastline \*\***

The property is situated within the fishing village of New Quay with its popular local cafes, bars, restaurants, 2 sandy beaches, access to the All Wales Coastal Path, local shops, post office, primary school, doctors surgery, places of worship and good level of leisure facilities. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with a secondary school, community health centre, further amenities and services. The property lies equidistance from the larger town of Aberystwyth and the market and estuary town of Cardigan to the south.



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## ACCOMMODATION

### Entrance Hallway



5' 8" x 18' 7" (1.73m x 5.66m) Accessed via hardwood door with fanlight over, slate flagstone steps leading from High Terrace, stripped timber flooring, original staircase to first floor, heater, understairs cupboard.

### Lounge

fireplace with electric fire on slate hearth, window to front with distant sea views, painted timber flooring, multiple sockets, TV point, heater.



## Dining Room/(Potential)Sitting Room



13' 10" x 10' 6" (4.22m x 3.20m) rear window to lower garden area, space for 6+ persons dining table, ½ alcove cupboards, painted timber flooring, multiple sockets, heater.

## Kitchen

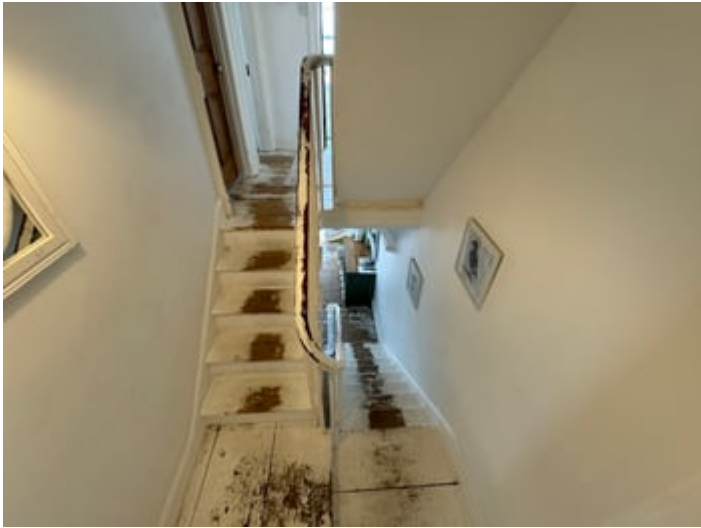




14' 4" x 8' 1" (4.37m x 2.46m) with a range of white base and wall units with oak worktop, 1½ stainless steel sink and drainer with mixer tap, side window, tiled flooring, electric oven and grill, electric hobs with extractor over, splashback, dishwasher connection, space for small dining table and freestanding fridge/freezer, external door to garden.

## FIRST FLOOR

### Split Level Landing



With access to:

### Bathroom

14' 4" x 8' 7" (4.37m x 2.62m) tastefully decorated to provide a luxurious bathroom suite including enclosed 1600mm shower, feature cast iron bath, WC, single wash hand basin, heater, side window, airing cupboard, painted timber flooring.



## Front Landing



With access to all rooms, heater, access to attic, electric socket.

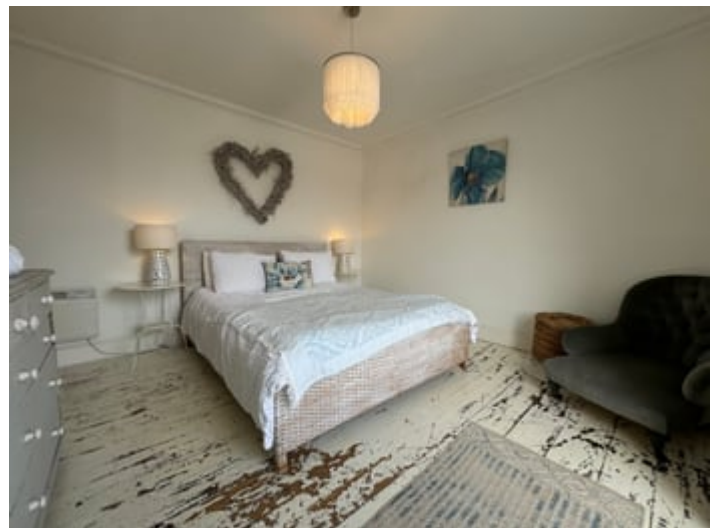
## Rear Bedroom 1

14' 6" x 9' 7" (4.42m x 2.92m) double bedroom, painted timber flooring, window to rear garden, heater.



## Front Bedroom 2

11' 9" x 12' 7" (3.58m x 3.84m) double bedroom, window to front with distant sea views, painted timber flooring, multiple sockets, heater.





**Front Bedroom 3**



9' 1" x 7' 8" (2.77m x 2.34m) window to front, multiple sockets, heater, distant sea views.

### **Attic Room**

Currently used as additional bedroom space with painted exposed original 'A' frames, painted timber flooring, 2 x Velux rooflight allowing excellent natural light and enjoying a wonderful aspect over Cardigan Bay and New Quay harbour, under eaves storage, multiple sockets.



### **EXTERNALLY**

#### **To Front**

The property is approached via High Terrace onto a front forecourt bound by original painted cast iron railings with slate flagstone steps leading to the front door.



**To Rear**



A lower courtyard area with feature timber seating area and access to:

**Wash Room**

With washing machine connection, space for tumble dryer, concrete base, electric socket.

Steps leading up to:

### Garden Room

7' 8" x 12' 0" (2.34m x 3.66m) accessed from the higher garden area with external window and door.

### Main Garden Area

Split into 2 plateau areas with both providing attractive seating areas with views over the Cardigan Bay coastline.



### 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

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

Tenure - Freehold.


Council Tax Band D.





**Directions**

From New Quay village centre head along Glanmor Terrace towards New Beach taking the left hand exit just before the Black Lion hotel and continue down to the lower end of High Terrace and the property is located on your 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>		<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>40</b>	
(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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