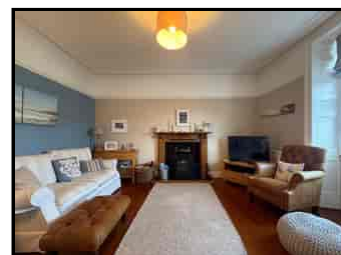


Immaculately presented 3 bed high quality coastal home. Outstanding views over Cardigan Bay and New Quay harbour - West Wales.



Mwyn Y Mor, 11 High Terrace, New Quay, Ceredigion. SA45 9NJ.

£457,500

Ref R/4980/RD

****Immaculately presented and maintained family home**3 Bed accommodation**High quality fixtures and fittings throughout**Coastal aspect over New Quay harbour and Cardigan Bay**Walking distance to village amenities and beach**Impressive rear garden enjoying a coastal aspect**ONE OF THE FINEST HOMES ALONG THIS POPULAR TERRACE ! **Modernised in recent times to provide a cosy yet spacious home. Ideal for those seeking a coastal des res**Home with a potential income**Grade II Listed**One of the finest homes to come on the market in New Quay in recent times****

The property is situated within the fishing village of New Quay with its sandy beaches, access to the All Wales coastal path, local shops, cafes, bars, restaurants, primary school, doctors surgery, places of worship and excellent public transport connectivity. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north offering a wider range of amenities including secondary school, traditional high street offerings, community health centre, leisure centre and a wider public transport connections. The University town of Aberystwyth and the Market town of Cardigan are both 30 minutes equi distance from the property.



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GENERAL

A truly impressive Georgian property, refurbished in recent times to provide a high quality home with no expense spared on fixtures and fittings.

The property is well maintained with a wealth of original character features including archways, cornices, staircase, fire places, windows and a converted loft space providing additional accommodation.

The property enjoys a wonderful aspect over New Quay harbour and Cardigan Bay.

To the rear is a private tiered garden, also subject to recent refurbishment and enjoying a view over the coast.

The accommodation provides as follows -

GROUND FLOOR

Entrance Hallway

5' 8" x 14' 7" (1.73m x 4.45m) 5' 8" x 14' 7" (1.73m x 4.45m) accessed via a painted door with fan light over, slate flag stone flooring, radiator, original archway and decorative cornices.



Lounge

12' 3" x 13' 8" (3.73m x 4.17m) with window to front, feature Period fireplace with open cast iron fire with slate hearth, window to front, stripped timber flooring, radiator, multiple sockets, tv point, picture rail.





Dining Room/Sitting Room

13' 8" x 14' 8" (4.17m x 4.47m) currently used as a dining room with window to front, stripped timber flooring, Period fireplace with cast iron fire on slate hearth, picture rail, multiple sockets, radiator. Connecting double glass doors into -



Kitchen

10' 2" x 14' 1" (3.10m x 4.29m) also accessible from the hallway with cream base and wall units with composite worktop, 1½ stainless steel sink and drainer with mixer tap, double oven and grill, gas hobs with extractor over, tiled flooring, fitted dishwasher, tiled splash back, dual aspect windows to rear and side. Fitted fridge. Access to cellar.



Utility Room

12' 8" x 6' 8" (3.86m x 2.03m) range of cream base and wall units, washing machine connection space for free standing fridge freezer, enclosed corner shower, Worcester combi boiler, velux roof light over, tiled flooring, vertical wall radiator.



Side Porch

With access to the rear of the property and garden area.

W.C.

With w.c. single wash hand basin, side window, electric heater.

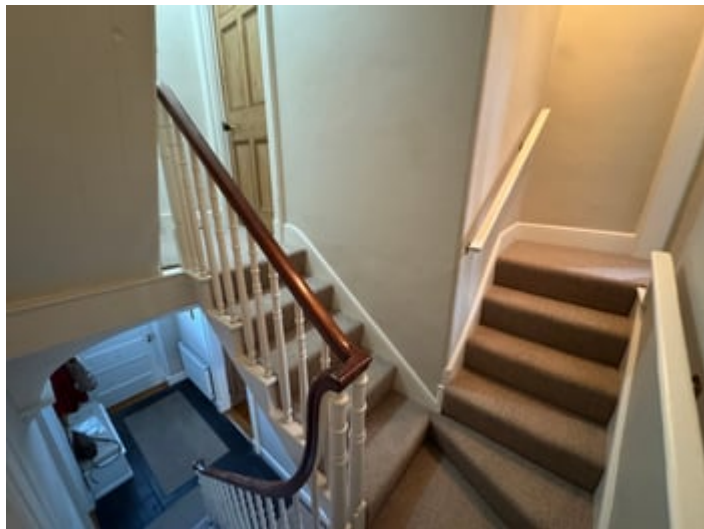
Cellar

Accessed from the kitchen area via original slate steps with 6'1" standing height and concrete slab floor.

FIRST FLOOR

Split Level Landing

Through to rear inner landing area which leads to -



Rear Bedroom 1

7' 6" x 8' 8" (2.29m x 2.64m) a double bedroom, window to garden, fitted cupboards, radiator, multiple sockets.



Bathroom

6' 4" x 8' 9" (1.93m x 2.67m) with panelled bath with shower over, w.c. single wash hand basin, radiator, side window, spot lights to ceiling.



Bedroom 2

12' 2" x 14' 2" (3.71m x 4.32m) a wonderful double bedroom

with original sash window to front enjoying views over New Quay harbour and Cardigan Bay, original cast iron fireplace and surround, window seat, radiator, fitted cupboards.





Front Bedroom 3

12' 4" x 13' 8" (3.76m x 4.17m) a double bedroom, window to front with views over New Quay harbour and Cardigan Bay, multiple sockets. Original cast iron fireplace with surround, window seat, multiple sockets, radiator. Access into -



En Suite

With jack and jill door onto front landing area, corner enclosed shower, front window with views over the bay, w.c. single wash hand basin, heated towel rail. Tiled flooring and half tiled walls. Spot lights to ceiling.



Attic

Accessed via original staircase from the front landing area. A converted loft space with exposed A frames and beams to ceiling, under eaves storage areas, 3 x velux roof lights with a wonderful aspect over New Quay harbour and Cardigan Bay

currently used as additional bedroom space.

Access to -



Bathroom

Comprising of w.c. single wash hand basin.



EXTERNALLY

To the Front

The property enjoys street frontage onto High Terrace, one of the most popular terraces along New Quay. The external front elevations is well maintained with a recently replaced front porch/canopy.

To the Rear

A slate flag stone path surrounding the main house and steps leading up to raised patio area with mature hedgerows to borders and slate steps leading up to an extended patio area with outstanding views over Cardigan Bay, having pockets of mature planting and areas laid to lawn.

Extended seating area with stone walled boundary to Picton Terrace above.

Feature fruit trees and a wonderful private entertainment space.





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.

VIEWING ARRANGEMENTS

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

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

Tenure - Freehold.

Council Tax Band E (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: On Street.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

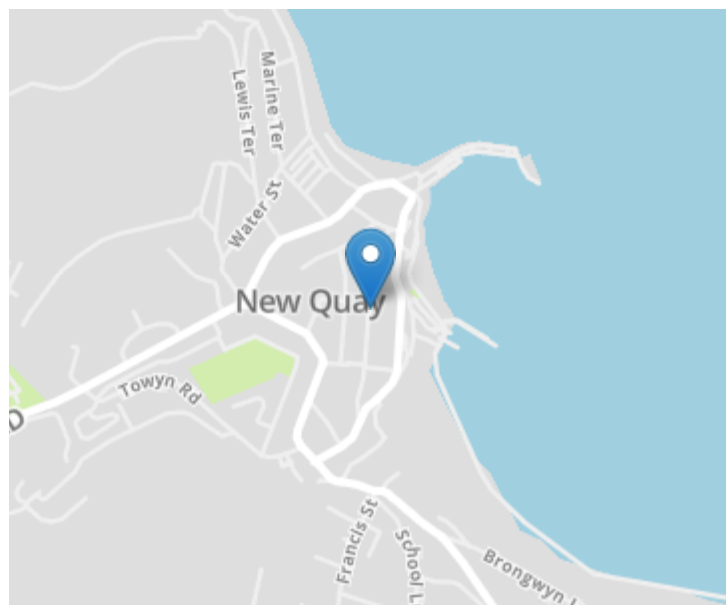
Any risk of coastal erosion? No

Is the property listed? Yes

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 into New Quay, take the right hand turning onto Glanmor Terrace sign posted beach. Proceed past the Sea Horse and then MGW Discount centre, before reaching the Black Lion Hotel, take a left hand turning on the fork in the road onto Gomer Crescent and High Terrace. Proceed along this road passing the rear of the chapel and the turning left. Continue down the terrace and the property will be located on the left hand side.

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

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