

*A most prestigious, 3 bedroom, character property. Breathtaking views over New Quay Harbour & Cardigan Bay. Swimming pool and hot tub. New Quay, West Wales.*



**Kiaora, George Street, New Quay, Ceredigion. SA45 9QR.**

**£590,000**

**R/4174/ID**

**\*\* Most desirable, classic Edwardian style detached residence \*\* Offering sympathetically refurbished 3 bedroom (1 en-suite) accommodation \*\* Outstanding sea views over New Quay harbour and Cardigan Bay \*\* Heated swimming pool and hot tub \*\* Beautifully landscaped gardens and grounds \*\* Detached garage and ample private parking \*\* Wealth of original character features \*\* Elevated location \*\* Oil fired central heating \*\***

The property comprises of : Entrance Porch, Reception Hall, Downstairs Shower Room, Front Sitting Room Second Lounge, Open Plan Kitchen/Dining Room, Rear Entrance Porch/Utility. First Floor : Central Landing, Bathroom, 3 Double Bedrooms (1 en-suite).

Situated in one of the most attractive locations within this popular seaside resort and coastal fishing village of New Quay on the Cardigan Bay west Wales coast. The property stands proudly off the main thoroughfare, yet within easy reach of convenience stores, chemists, primary school, harbour and sea front and its array of eating houses and gift shops. The Georgian harbour town of Aberaeron and its comprehensive range of shopping and schooling facilities lies some 8 miles from New Quay which is also within an easy reach of the larger amenity centres of Aberystwyth and Cardigan.



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## GENERAL

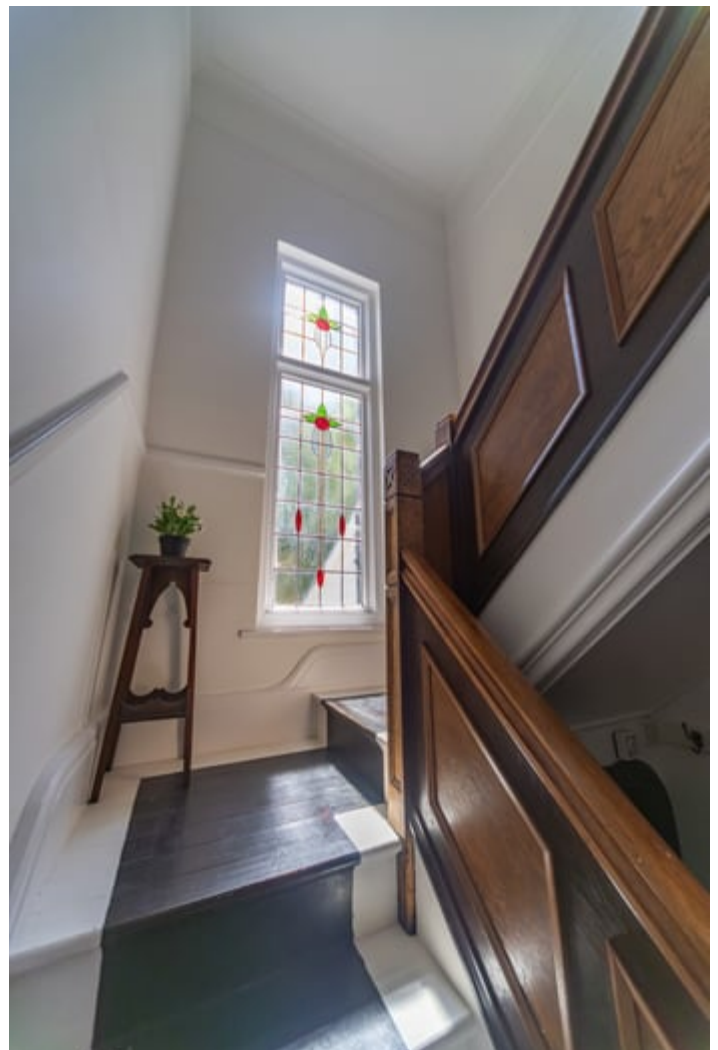
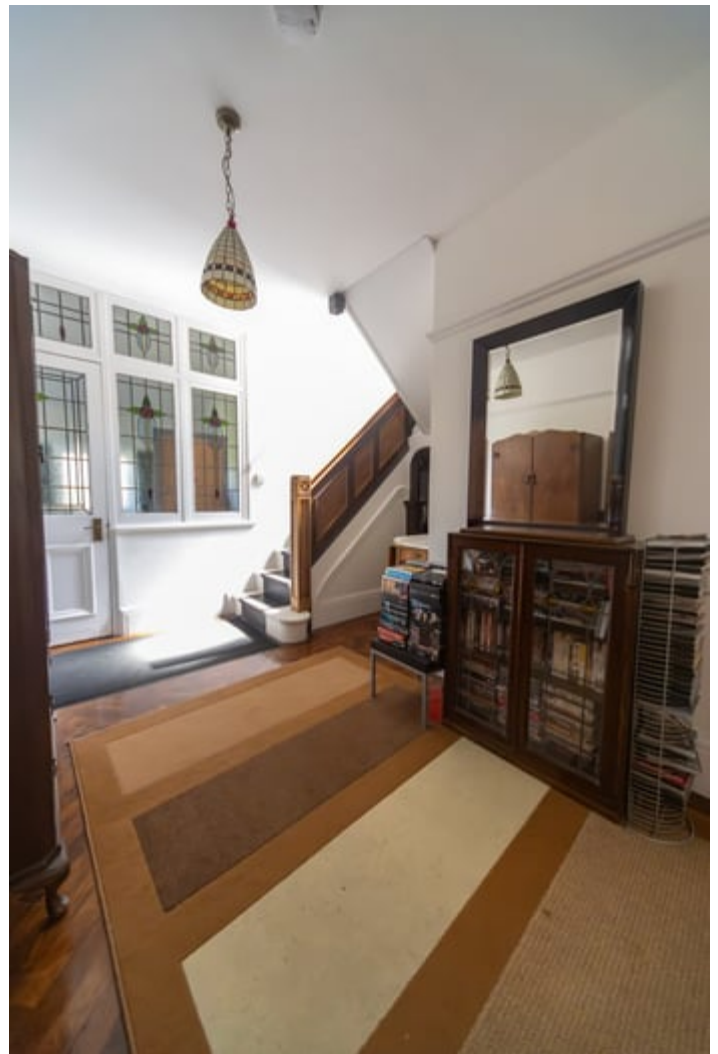
A most attractive Edwardian property located in an enviable position overlooking New Quay harbour and Cardigan Bay. Enjoying an elevated picturesque setting, this characterful house is recognised as one of the most prominent houses in New Quay enjoying a quiet and peaceful location. Surrounded by houses of equal stature, this is an opportunity not to be missed. A particular feature of this property is the rear garden with feature heated swimming pool and hot tub/spa. A wonderful opportunity for those seeing the ultimate 'Des Res'.

### Front Entrance Porch

4' 9" x 7' 0" (1.45m x 2.13m) via a hardwood door with stained glass inset, stained glass window to side, mosaic tiled flooring, stained glass door into -

### Reception Hall

14' 0" x 14' 3" (4.27m x 4.34m) With original staircase rising to first floor, parquet flooring, picture rail, central heating radiator, understairs storage.



### Downstairs Shower Room

7' 0" x 8' 6" (2.13m x 2.59m) a three piece white suite comprising of a large corner shower unit with mains shower above, pedestal wash-hand basin, dual flush WC, tiled flooring, extractor fan, spotlights to ceiling, separate entrance from the rear porch, stainless steel heated towel rail.



### Front Sitting Room

16' 3" x 14' 0" (4.95m x 4.27m) into bay window with the most outstanding views over New Quay harbour and Cardigan Bay, Art Deco open fireplace with tiled hearth and ornate surround, picture rail, central heating radiator, coved ceiling, exposed timber floor.



### Lounge

13' 5" x 13' 2" (4.09m x 4.01m). A lovely Art Deco tiled fireplace with tiled hearth and ornate surround, parquet flooring, patio doors to front leading to covered veranda with excellent sea views, stained glass window to side, central heating radiator, coved ceiling. 6'2" archway leading to -





### Rear Entrance Porch/Utility

12' 4" x 6' 8" (3.76m x 2.03m) with access via a hardwood door. Plumbing for an automatic washing machine, slate effect tiled flooring, door into downstairs shower room, glazed roof.



### Open Plan Kitchen/Dining Room

15' 8" x 13' 1" (4.78m x 3.99m) with range of modern base units with Formica working surfaces above. Integrated Zanussi electric oven and integrated microwave, 4 ring electric hob with stainless steel extractor hood, 2 1/2 corner drainer sinks with mixer tap. Velux window to ceiling and window to rear, integrated dishwasher, tiled splashback, tiled flooring. The kitchen flows into the dining area which has space for 6 seated dining table, forest green oil fired Aga range with hotplates above, window to side, spotlights to ceiling and parquet flooring.



### FIRST FLOOR

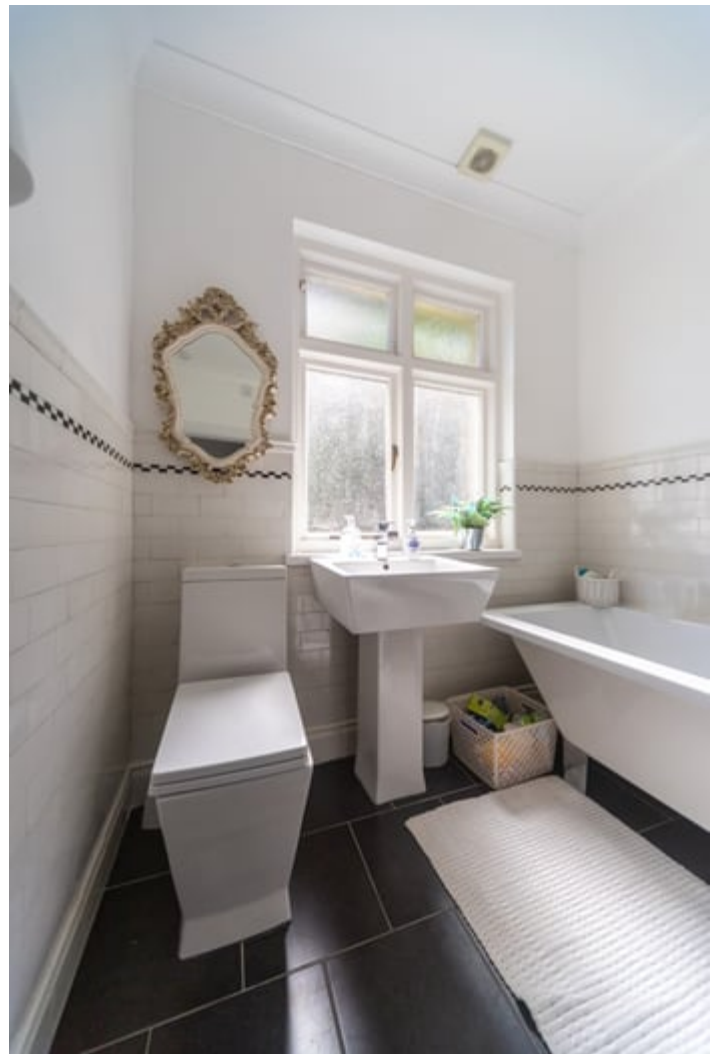
#### L Shaped Landing

14' 2" x 8' 3" (4.32m x 2.51m) accessed from original staircase from first floor, tall stained glass window to rear, exposed timber floor, picture rail, central heating radiator.



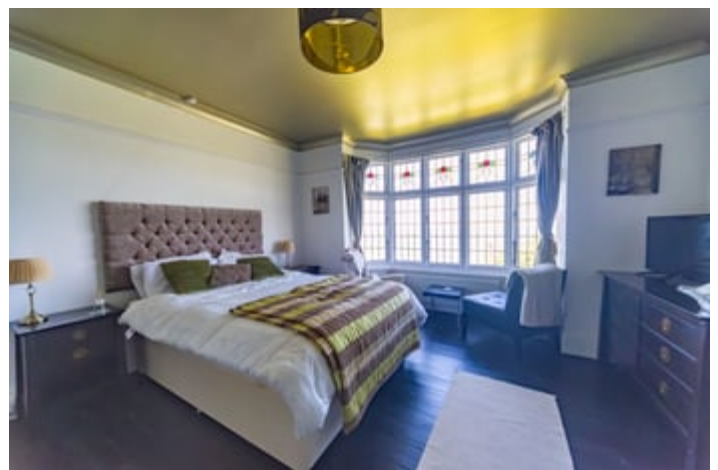
### Main Bathroom

6' 5" x 7' 2" (1.96m x 2.18m) A modern three piece white suite comprising of a freestanding bath with hot/cold taps with shower head, pedestal wash-hand basin, dual flush WC, stainless steel heated towel rail, original tiles to half wall, slate effect tiled flooring, frosted window to rear, extractor fan.



### Front Principal Bedroom 1

15' 3" x 14' 1" (4.65m x 4.29m) into bay window, again with the most spectacular elevated views over New Quay and Cardigan Bay towards the Llyn Peninsula, central heating radiator, picture rail, coved ceiling, exposed timber flooring, cast iron fireplace and door into -





### En-suite

4' 0" x 10' 2" (1.22m x 3.10m) with sandstone effect tiled floors and walls, enclosed shower unit with mains shower above, dual level flush WC, pedestal wash-hand basin, spotlights to ceiling, frosted window to side, stainless steel heated towel rail, extractor fan.



### Double Bedroom 2

12' 5" x 13' 2" (3.78m x 4.01m) with dual aspect windows to front and side, again with views over Cardigan Bay, Art Deco tiled fireplace, exposed timber flooring, vanity unit with inset wash-hand basin, picture rail, coving to ceiling.



### Rear Bedroom 3

10' 3" x 13' 2" (3.12m x 4.01m) with window to rear

overlooking the garden and pool, pedestal wash-hand basin, central heating radiator, exposed timber flooring, picture rail, coving to ceiling.



## EXTERNALLY

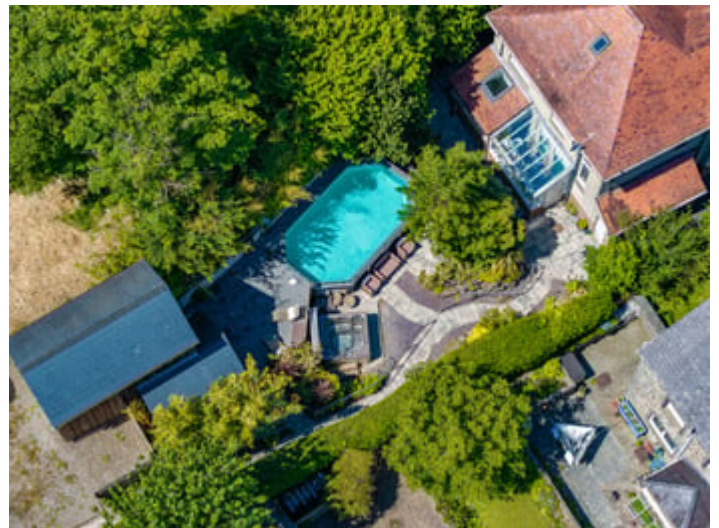
### To the front -

Is a delightful sloping front forecourt which has been laid to shrubs and perennials providing privacy from the road and main thoroughfare and has access paths leading down onto George Street. It also has a covered veranda with mosaic tiles enjoying the most glorious view over Cardigan Bay.



### To the rear -

A particular feature of this property is its rear garden that boasts a 22' x 12' heated swimming pool with composite decking surround. Also a 6 seater hot tub/spa. Patio area laid to slabs, feature rockery area with multiple shrubs, trees and hedgerows creating a private space for a perfect summer evening. There is also a lean-to store shed which measures 5'9" x 13' which has great storage space which also houses the filtration system. Beyond the rear garden is a parking area for 3-4 vehicles and leading to garage which measures 8'1" x 17' with up and over door with electricity connected, double glazed window to rear.





## 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, oil fired central heating.

Tenure : Freehold

Council Tax Band : TBA (Ceredigion County Council)



## Directions

From Aberaeron, proceed south west on the A487 coastroad to the village of Llanarth. At Llanarth, turn right on the B4342 New Quay road, follow this road into the village of New Quay and just as you enter the village you will see a fork road to your left. Continue along this road for another 100 yards or so and you will see the rear of the property on the right hand side where you can park in front of the garage.

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

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