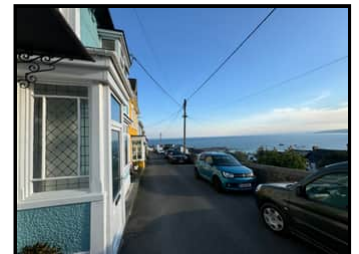
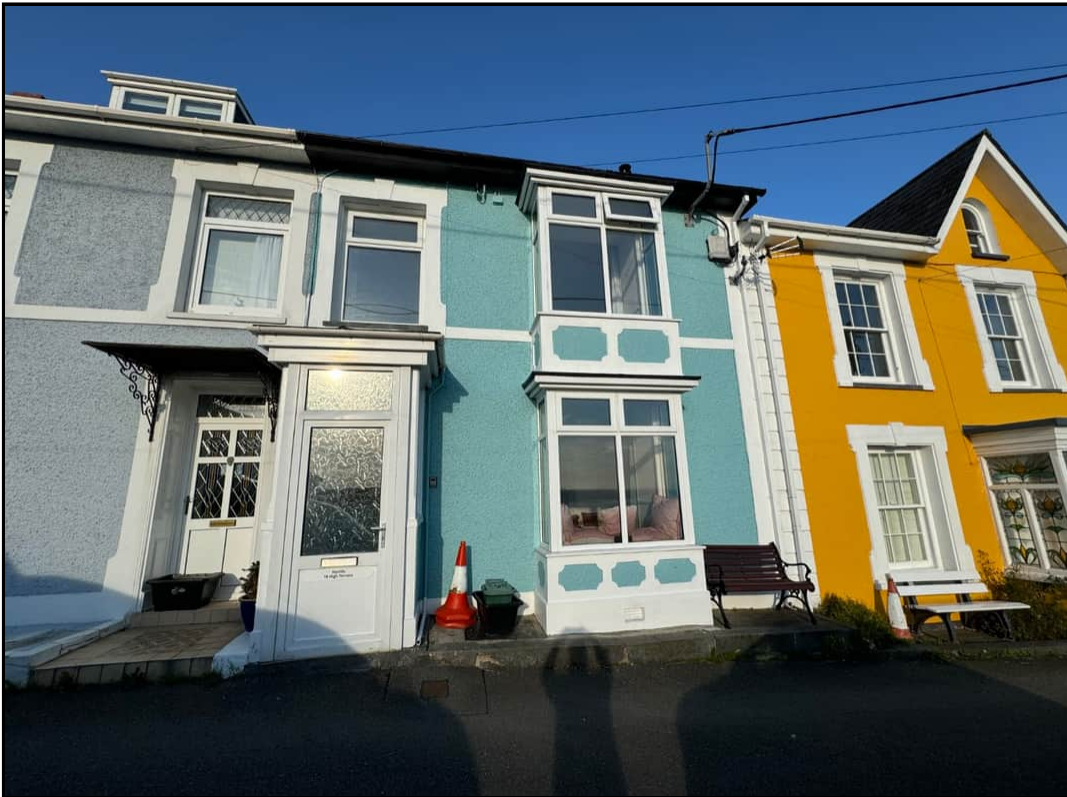


Substantial 3/4 bed house with New Quay harbour and Cardigan Bay views. Situated in the popular coastal resort and fishing village of New Quay, West Wales



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

Located along one of the most sought after addresses in New Quay, Nythfa is single fronted terraced house finished to the highest order and of traditional construction under a slated roof.

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.

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. Shelved 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)



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

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

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