

*A most attractive 3 bedroom character seaside cottage. New Quay on Cardigan Bay.*



1 Albion Terrace, New Quay, Ceredigion. SA45 9PA.

£250,000

Ref R/5159/ID

\*\* A most attractive, deceptively spacious 3 bedroomed seaside cottage \*\* Recently renovated and refurbished \*\* New kitchen and bathrooms \*\* Picturesque sea views \*\* Delightful rear garden \*\* Village centre location \*\* Short walk to sandy beaches, bars, cafes and restaurants \*\* Wealth of character features \*\* Double glazing throughout \*\*

The accommodation provides - Open Plan Living/Kitchen/Dining Room with stone fireplace and fitted kitchen area, rear Utility Room/Cloak Room. First Floor - 3 Bedrooms, modern Bathroom and wc.

Conveniently located fronting onto Albion Terrace, only a few minutes walk down to the sea and an easy reach to a good range of village amenities including shops, post office, primary school, pubs, restaurants and places of worship etc. Some 7 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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## GROUND FLOOR

### Open Plan Kitchen/Dining Room/Lounge

Via half glazed upvc door.

#### Lounge Area

18' 10" x 14' 10" (5.74m x 4.52m) with exposed stone fireplace housing a multi fuel stove on a raised slate hearth, stone tv plinth, wall lights, central heating radiator, double glazed window to front with sea views, stairs leading to first floor with understairs storage cupboard.



#### Inter Connecting Kitchen/Dining Room

14' 11" x 8' 9" (4.55m x 2.67m) comprising of a range of modern grey base and wall cupboard units with slate effect Minerva working surfaces above, inset stainless steel single drainer sink, 'Smeg' electric range cooker with 5 ring induction hobs above with modern extractor fan, integrated dishwasher and integrated fridge, space for 6 seater dining table, central heating radiator, double glazed window to front with sea views.





### Downstairs Shower Room

Having a modern white suite comprising of a corner shower with mains rainfall shower head above with pull out head, pedestal wash hand basin, dual flush w.c. stainless steel heated towel rail, slate effect tile flooring and fully tiled walls.



### Rear Utility Room/Conservatory

26' 6" x 6' 9" (8.08m x 2.06m) with double glazed patio doors to rear, slate tile flooring, half glazed upvc door to side fire exit, central heating radiator, perspex roof, range of cupboard units with plumbing for automatic washing machine.

## FIRST FLOOR

### Landing

With access hatch to loft.



### Front Bedroom 1

14' 8" x 10' 1" (4.47m x 3.07m) max with double glazed window to front with sea views, central heating radiator, airing cupboard housing the economy 10 central heating system.



### Bathroom

Having a modern 3 piece suite comprising of a P shaped panelled bath with rainfall shower above, grey vanity unit with inset wash hand basin, dual flush w.c. illuminous mirror unit, part tiled walls, heated towel rail.



### Double Bedroom 2

9' 4" x 8' 9" (2.84m x 2.67m) with double glazed window to front, central heating radiator, exposed beams.



### Front Single Bedroom 3

7' 4" x 6' 2" (2.24m x 1.88m) with double glazed window to front, central heating radiator.



## EXTERNALLY

### To the Front

Street Frontage. Side alleyway.



### At The Rear

A particular feature of this property is its rear terraced garden with generous decking area, perfect for seating, beautiful shrub garden with a variety of flowers, shrubs and tall hedgerows for privacy.





## 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.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://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

Mains Electricity, Water & Drainage. Economy 10 Heating.

Tenure - Freehold.

Council Tax Band D (Ceredigion County Council).

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** On Street.

**Heating Sources:** Electric.

**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

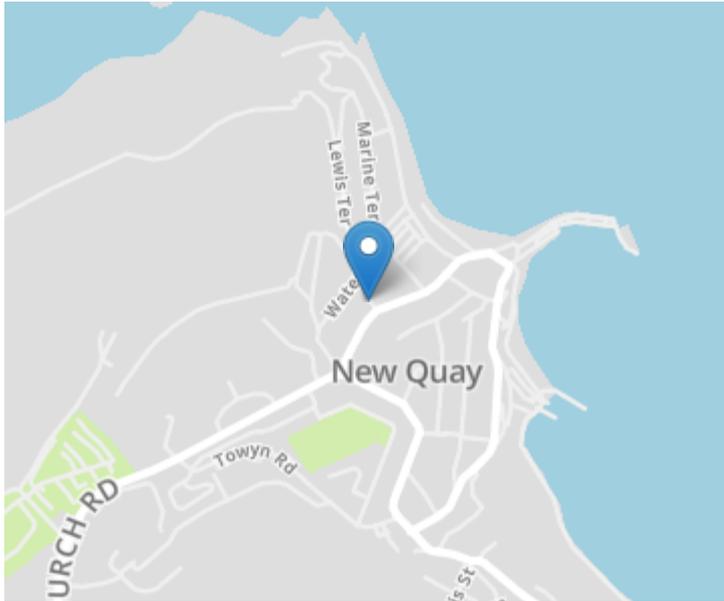
**Any risk of coastal erosion?** No

**Is the property listed?** 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

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. At Llanarth turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Follow this road into the village of New Quay, at the Centre of the village turn right following the one way system down to the sea front. After you pass the sea front and harbour, follow the road around to the left, climbing up hill. After you pass the village Post Office take the first right hand turning into Albion Terrace and the property will be seen immediately on the left hand side.

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

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