

*A quaint 3 bed terraced cottage on the outskirts of the popular fishing village of New Quay - West Wales.*



4 Pentre Garth New Quay, Ceredigion, West Wales. SA45 9TF.

£250,000

R/4148/ID

**\*\*Charming and quaint 3 bed character cottage\*\***On the edge of the popular fishing village of New Quay - West Wales**\*\*Superb location for those looking for peace and quiet\*\***Character 3 bed accommodation**\*\*Pleasant rear garden with sea views\*\***Private parking**\*\*Electric heating\*\***Charm and character throughout**\*\***

The accommodation provides - Ent Hall, Front Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

Located on the edge of the popular harbour and fishing village of New Quay being a 10 minute walk from the harbour, sea front and a good range of local amenities. Only 7 miles from the Georgian harbour town of Aberaeron and its wider range of shopping and schooling facilities. Also being an easy reach of the larger Marketing & Amenity centres of Aberystwyth, Cardigan and Lampeter.



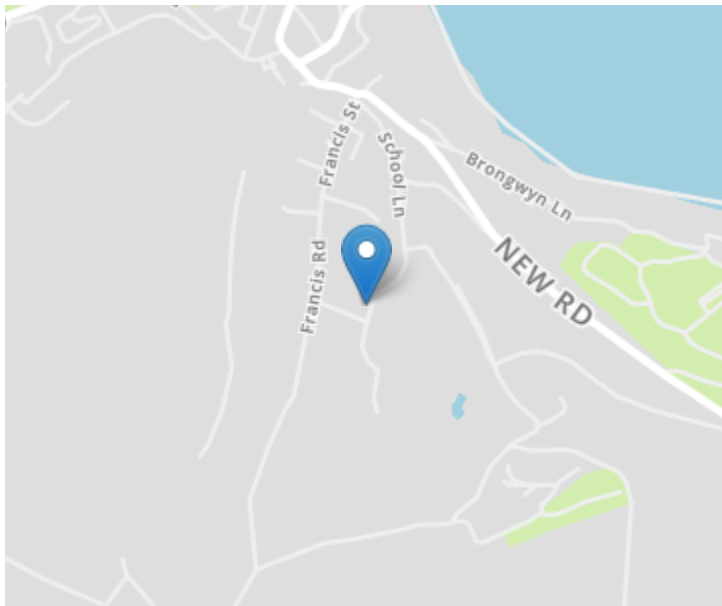
LAMPETER  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



ABERAERON  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



CARMARTHEN  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk



surround, sash windows to front and rear, new Haverland Ultrad electric radiator, understairs storage cupboard.



## GROUND FLOOR

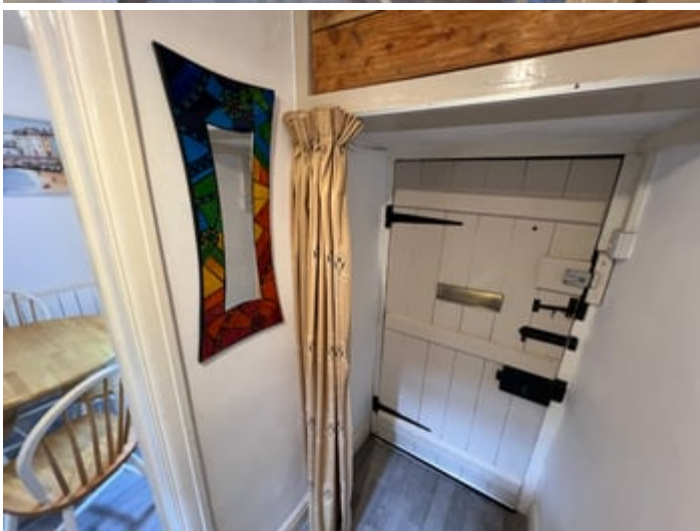
### Entrance Hall

16' 5" x 3' 3" (5.00m x 0.99m) via hardwood door, laminate flooring, stairs rising to first floor.



### Kitchen/Dining Room

7' 8" x 14' 6" (2.34m x 4.42m) with a range of fitted base and wall cupboard units with pine working surfaces above, cook and lewis electric oven with 4 ring ceramic hob above, stainless steel extractor hood, inset stainless steel drainer sink, space for fridge freezer, plumbing for automatic washing machine, sash window to front, frosted glazed door to rear garden, space for 4 seater dining table, new Haverland Ultrad electric heater.



### Front Lounge

12' 2" x 14' 4" (3.71m x 4.37m) with red brick fireplace and



## FIRST FLOOR

### Landing

8' 3" x 7' 0" (2.51m x 2.13m) access hatch to loft, storage heater.



### Bathroom

6' 3" x 7' 1" (1.91m x 2.16m) with a 3 piece suite comprising of a panelled bath with Triton electric shower above, white vanity unit with inset wash hand basin, low level flush w.c. heated towel rail. Sash window to rear.



### Double Bedroom 1

10' 0" x 11' 1" (3.05m x 3.38m) with sash window to front, new Haverland Ultrad electric heater, storage cupboard with top for storage and bottom housing the hot water tank.



### Front Bedroom 2

14' 3" x 10' 0" (4.34m x 3.05m) with 2 windows to front, storage heater.



### Rear Bedroom 3

8' 8" x 9' 8" (2.64m x 2.95m) with sash window to rear,

storage heater.



### EXTERNALLY

#### To the rear

A most pleasant enclosed rear garden mostly laid to lawn with patio laid to slabs, distant sea views over a wooded valley. Timber garden shed.

There is a gate to the rear for pedestrian pathway.





**To the front**

A pull in parking space.

On the other side of the road is a private parking for 1 car.





## **TENURE**

The property is of Freehold Tenure.

## **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.


## **Services**

Mains Water, electricity and drainage. Electric heating.

## Directions

From Aberaeron south west on the A487 coast road to the village of Llanarth. At Llanarth alongside the Llanina Arms Hotel turn right onto the B4342 New Quay road. Keep on this road for some 2 miles, passing Quay West Holiday resort on your right hand side. Keep going for another ¼ of a mile and as you enter New Quay you will pass the terrace of houses known as George Street. At the end of George Street turn left up Francis Street passing the Bowling Green on your right hand side. Follow the road up hill for a further 300 yards and take the 1st left hand junction on the left hand side. You will enter a C Class road and you will see a terrace of properties on your left hand side and the property will be found as the 2nd on the left with a parking space directly opposite.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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 beautiful property, contact us:

**Aberaeron**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>