

Regulated by:



RICS



Since 1989

*Impressive Victorian Residence. Outskirts of the picturesque seaside resort and fishing village of
New Quay - West Wales.*



Myrtle Hill New Quay, Ceredigion. SA45 9RF.

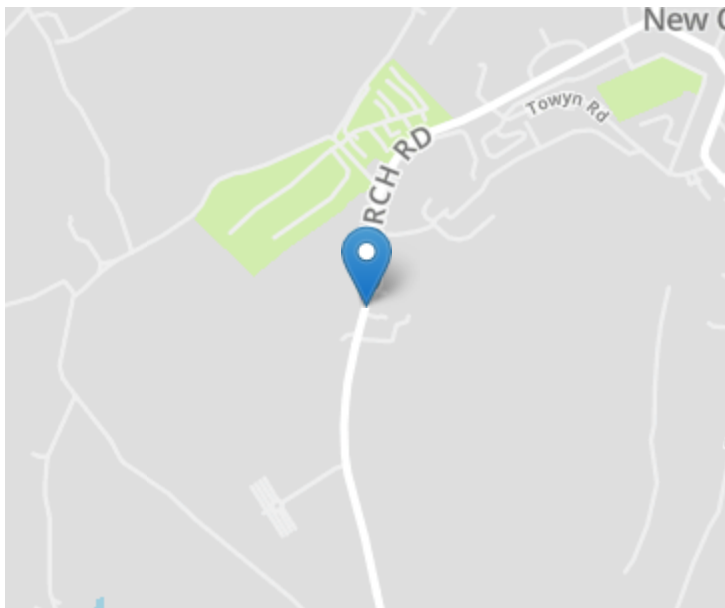
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£595,000

****A most appealing and substantial Period Residence of impressive proportions**Set within its own walled gardens and grounds**Parking and Garage**Wealth of Character Features**Family Proportioned 4 Bed (3 Bath) Accommodation**Double Glazing and Central Heating**Has also been utilised as holiday let accommodation**Convenient location**Outskirts of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay****

The Accommodation provide - Front Porch, Rec Hall, Dining Room, Sitting Room, Breakfast Room, Kitchen. To the First Floor - 3 Double Bedrooms, one with En Suite Shower Room and toilet. Family Bathroom. Second Floor provides - Large 4th Bedroom/Family Room or ideal Studio/Home Office with En Suite Shower Room and toilet. 2 Room Lower Ground Floor/Cellar. Outside original railed forecourt. Side gated driveway with parking for 5-6 vehicles leading to a Double Garage, walled in lawned gardens and grounds with fruit trees and outhouse.

Conveniently located on the fringes of the of the fishing Harbour village of New Quay, 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.



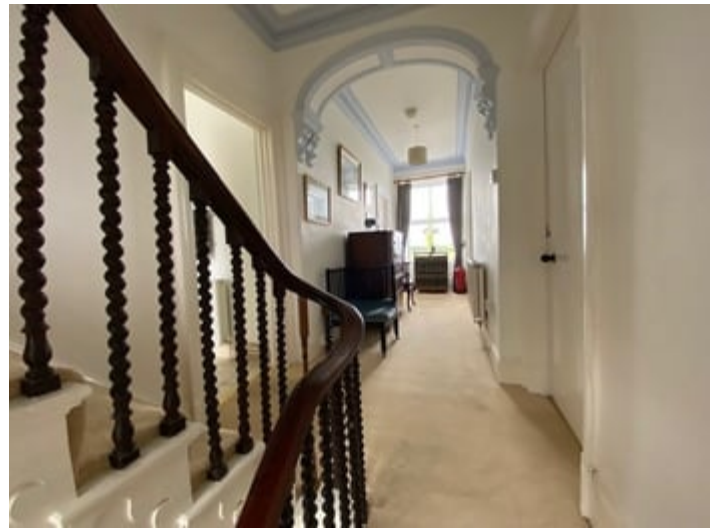
GROUND FLOOR

Front Porch

Solid Panelled Entrance door with attractive stained glass panels to each side and fan light over leads to -

Reception Hall

26' 3" x 6' 10" (8.00m x 2.08m) (max) with original mosaic tiled floor and original ceiling arched cornices and covings. Central heating radiator.



Front Dining Room

15' 9" x 12' 11" (4.80m x 3.94m) into front bay window and with original Victorian cast iron fireplace with painted slate surround, covings and original ceiling rose, picture rail, double panel radiator.





Front Sitting Room

17' 2" x 12' 5" (5.23m x 3.78m) into bay window and also with side aspect window, original Victorian cast iron fireplace with painted slate surround, alcove to side with built in cupboard, original ceiling covings and ceiling rose, double panel radiator.



Rear Breakfast Room

12' 1" x 10' 7" (3.68m x 3.23m) again with Victorian cast iron fireplace with wood surround.

Kitchen

12' 2" x 12' 0" (3.71m x 3.66m) with quarry tiled floor, fitted range of base units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, Zanussi stainless steel oven and ceramic hob unit with stainless steel cooker hood, appliance space with plumbing for automatic washing machine, oil fired Rayburn cooking range, part tiled walls, double panel radiator.



LOWER GROUND FLOOR

Lower Ground Floor/Cellar.

Approached from the under stairs via a slate stairway. Divided into 2 rooms having 6'8" headroom. Rear exterior door and side window. Each room measures 13' x 10'3" and 14'4" x 12'9" with quarry tiled floors and housing the Eurostar oil fired central heating combi boiler.

FIRST FLOOR

Half Landing

Approached via an original attractive staircase from the Reception Hall. With rear aspect window.

Main Front Landing



With front aspect window, central heating radiator. Period ceiling features.

Principal Bedroom 1



16' 7" x 12' 8" (5.05m x 3.86m) into front bay window with a lovely aspect, Period cast iron fireplace with painted slate surround, central heating radiator, coving to ceiling. Built in cupboard.



En Suite Shower Room



6' 8" x 5' 5" (2.03m x 1.65m) with a tiled floor, a corner shower cubicle, low level flush toilet, pedestal wash hand basin, part tiled walls.

Front Double Bedroom 2



16' 8" x 12' 8" (5.08m x 3.86m) again into Bay window with a lovely aspect and also a side window which has a coastal aspect towards New Quay. A Period cast iron fireplace with painted slate surround and slate hearth, central heating radiator, coving to ceiling.



Rear Double Bedroom 3



12' 3" x 11' 1" (3.73m x 3.38m) with a Period fireplace, built in cupboard at side, rear aspect window overlooking garden, central heating radiator.

Family Bathroom



12' 1" x 11' 1" (3.68m x 3.38m) (max) L Shaped with tiled floor, part tiled walls. Provides a panelled bath, shower over and shower door, pedestal wash hand basin with mirror over, low level flush toilet, central heating radiator.

SECOND FLOOR

Loft Room / Bedroom 4 overall.



22' 0" x 27' 0" (6.71m x 8.23m) (max) Approached via an original staircase. Having a hipped roof with 2 velux windows



and front dormer window, 10'6" max headroom. Currently used as a Family Bedroom with 2 double beds plus a sitting area. This room is ideal for a range of purposes which could include home office/studio/workshop or multi generational living.

En Suite Shower Room



With tiled floor, a white suite provides a panelled bath with mixer tap, a low level flush toilet, pedestal wash hand basin, part tiled walls. Extractor fan, heated towel rail.

EXTERNALLY

To the Front

Attractive wrought iron railed and walled forecourt with central pedestrian gateway and lawns to each side with mature shrubs and flower borders. Private wide tarmacadamed gated drive at side leads to a rear courtyard with parking for 5-6 vehicles. Beyond which is a Double Garage.



To the Rear

The garden which runs immediately to the side and rear of the house is spacious contained within original high stone walled boundary with stone and slate Garden Shed. Mainly laid down to lawned areas with mature apple tree, patio/sitting out area.





pass The Penrhiwllan public house on the right hand side and a little further on you will see this property on the left hand side identified by the Agents for sale board.

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

We believe the property to benefit from Mains Electricity & Water. Mains Drainage. Oil fired central heating.

Council Tax Band F.

Directions

From New Quay proceed South out of the town on the A586 Synod Inn road. You will pass the town car park and doctors surgery on the left hand side. Keep going up hill and you will