

Regulated by:



**RICS**



Since 1989

*Delightful sea front cottage immediately overlooking the beach. Coastal Resort of New Quay - West Wales.*



**Prospect Cottage Corner of Rock Street/Prospect Place, New Quay, Ceredigion. SA45 9PH.**

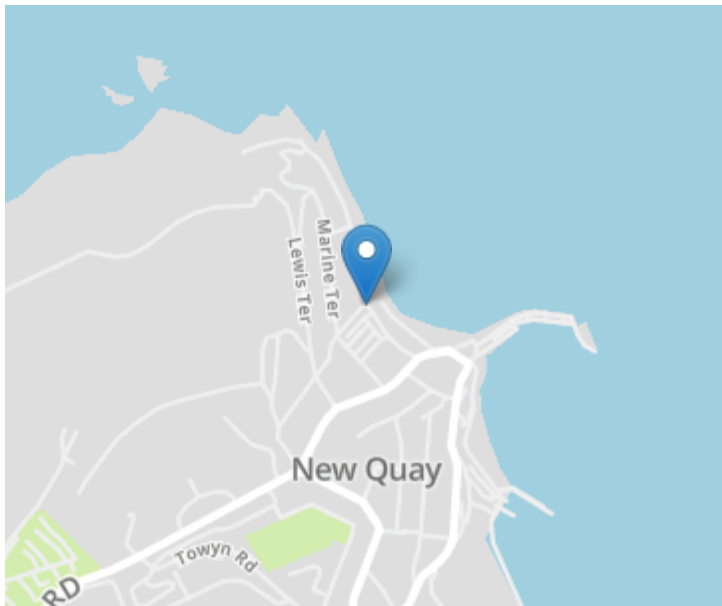
**Ref R/4047/RD**

**£365,000**

**\*\*You cant get much closer to the beach than this ! \*\*Charming sea front Period cottage\*\*Seaside fishing village of New Quay on Cardigan Bay\*\*West Wales\*\*Overlooks Dolau Beach (Dolphin Bay) with views across the harbour and Cardigan Bay\*\*Provide 3 beds (En Suite) Accommodation\*\*Private Parking\*\*First Floor Sea view patio\*\*Live in or Rent out\*\*Currently a Holiday Let\*\*Literally a few metres from the sea front and an easy level walk to an array of shops, eating houses, pubs, beach etc\*\***

The character accommodation provides - Ground Floor- Entrance Hall, 3 Bedrooms (1 En Suite Shower Room). To the First Floor - Galliered Landing with sea view, Bathroom with shower and w.c. Fitted Kitchen/Breakfast Room. Door to outside balcony/patio with sea view. Sea View Sitting Room with triple aspect windows. Attached Car Port.

New Quay is a popular holiday destination on the West Wales Cardigan Bay coastline some 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity centres of Aberystwyth, Cardigan and Lampeter.



## GROUND FLOOR

### Main Entrance Hall



With half glazed front entrance door, laminate flooring, electric night storage heater. Built in cupboard.

### Double Bedroom 1

12' 3" x 8' 4" (3.73m x 2.54m) into wardrobe space, double aspect windows with sea views, exposed ceiling beams, down lighters, electric night storage heater, wall lights, window shutters.



### Double Bedroom 2







11' 10" x 10' 1" (3.61m x 3.07m) with exposed ceiling beams, walls in exposed pointed stonework with an open fireplace, built in cupboards, electric night storage heater, window shutters. Door through to -

### Double Bedroom 3

13' 11" x 10' 2" (4.24m x 3.10m) (max) with tiled floor, an inset vanity unit with wash hand basin, fitted cupboards, Victorian fireplace, electric night storage heater, ceiling down lighters, front exterior door.



### En Suite Shower Room

With a tiled shower cubicle with a Mira shower unit, low level flush toilet, wash hand basin, tiled floor, heated towel rail.

## FIRST FLOOR

### Central Galliered Landing

Approached via a dog leg staircase from the entrance hall. Having a sea view aspect window, electric night storage heater, built in cupboards.



### Character Sitting Room

13' 1" x 12' 0" (3.99m x 3.66m) with exposed ceiling A beams, open fireplace with a slate hearth, triple aspect windows with direct sea views, 2 electric night storage heaters, loft cupboard.





### Main Bathroom

10' 1" x 6' 4" (3.07m x 1.93m) recently refurbished with a White suite providing a panelled bath with Mira shower over, pedestal wash hand basin, wall mirror, low level flush toilet, ceiling down lighters, 2 heated towel rails



### Kitchen/Breakfast Room

13' 10" x 13' 1" (4.22m x 3.99m) with painted original timber floors, fitted range of custom made pine fronted units, comprising of base cupboards with solid wood working surfaces, inset Belfast sink with mixer taps, matching fitted wall cupboards, electric Rangemaster farmhouse cooking range with feature canopy/extractor hood over, appliance space with a dishwasher and fridge, partly tiled walls, ceiling fan, built in corner cupboard housing an automatic washing machine also space for tumble dryer. Side exterior door to balcony/patio.





## EXTERNALLY

### To the Side

Private Car Port above which is an elevated OUTSIDE BALCONY/PATIO AREA south facing with lovely sea views.

There is no garden.





## **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.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

Mains Electricity, Water and Drainage. Electric Heating.

## **Directions**

At New Quay take the road down to the sea front (one way system). When you get to the Harbour and sea front, follow the road around to the left and then take the first right hand turning which will take you towards Rock Street. Proceed down this road for 150 metres passing the town car park on the left hand side and Prospect Cottage will be seen as the next blue coloured cottage on the left.

