

*A deceptively spacious 3 bed terraced property with spectacular sea views. Located in New Quay - West Wales.*



**Eagle House, Park Street, New Quay, Ceredigion. SA45 9PZ.**

**£195,000**

**Ref R/4201/ID**

**\*\*An increasingly rare opportunity to acquire an improveable 3 bed terrace property in the heart of New Quay\*\*Spectacular views over Cardigan Bay\*\*Sought after location\*\*Walking distance to a sandy beach and all village amenities\*\*Pleasant rear garden\*\*Deceptively spacious accommodation\*\*Character features\*\*In need of refurbishment\*\***

The accommodation provide Ent Hall, Front Lounge, Rear Dining Room, Kitchen, Sun Room, Downstairs wc. Cellar. First Floor - Main Bathroom, 2 Double Bedrooms and 1 Single Bedroom. Second Floor - Loft Room.

The property sits centrally within the coastal harbour village of New Quay with its array of cafes, bars, restaurants, local shops, doctors surgery, places of worship and local primary school. New Quay has access to the All Wales coastal path. The Georgian harbour town of Aberaeron is within some 15 minutes drive to the north with a wider range of facilities and services. New Quay is equi distance to Cardigan to the south and Aberystwyth to the North with a wider range of local and national retailers, regional hospital, university and rail connections etc.



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## GROUND FLOOR

### Entrance Hall

5' 10" x 16' 5" (1.78m x 5.00m) via hardwood door with glazed fan light above, exposed arched cornices, stairs leading to first floor, economy 7 heater. Access to cellar.



### Front Lounge

17' 0" x 15' 0" (5.18m x 4.57m) with sash window to front, open fireplace with art deco tile surround and hearth, alcove to both sides, economy 7 heater, coved ceiling.



### Dining Room

10' 2" x 10' 1" (3.10m x 3.07m) with sash window to rear, economy 7 heater, alcove cupboard. Door into -



### Kitchen

11' 5" x 9' 0" (3.48m x 2.74m) with a range of fitted base and wall cupboard units with stainless steel drainer sink, red quarry tiled flooring, electric cooker point, space for fridge freezer. Door into -





### Sun Room

14' 7" x 16' 5" (4.45m x 5.00m) with 7'5" french door overlooking rear garden, tiled flooring, plumbing for automatic washing machine.



### Downstairs Shower Room

3' 7" x 10' 7" (1.09m x 3.23m) with enclosed shower unit with Aqua tronic electric shower above, pedestal wash hand basin, low level flush w.c. half tiled walls, tiled flooring.



## FIRST FLOOR

### Split Landing

12' 3" x 5' 5" (3.73m x 1.65m) with stairs leading to second floor.

### Main Bathroom

10' 3" x 7' 9" (3.12m x 2.36m) with panelled bath, low level flush w.c. pedestal wash hand basin, airing cupboard housing hot water tank, frosted window to rear, half tiled walls, dimplex heater.



### Rear Double Bedroom 1

11' 3" x 9' 0" (3.43m x 2.74m) with double glazed window to rear with lovely sea views over Cardigan Bay. Electric heater.



### Front Double Bedroom 2

16' 0" x 15' 2" (4.88m x 4.62m) with sash window to front, tiled fireplace, alcove cupboard.



### Front Bedroom 3

10' 0" x 6' 8" (3.05m x 2.03m) with sash window to front.





## SECOND FLOOR

### Loft Room

21' 5" x 9' 7" (6.53m x 2.92m) with maximum headroom of 6'3" with velux window to rear enjoying a most beautiful elevated views over New Quay and Cardigan Bay. Exposed ceiling beams.



## EXTERNALLY

### To the Rear

A pleasant enclosed rear garden mostly laid to patio slabs, fully enclosed.



### To the Front

Railed forecourt.



## TENURE

The property is of Freehold Tenure.

## **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**

The Property benefits from mains water, electricity and drainage. Economy 7 heating.

Council Tax Band - E (Ceredigion County Council).

## Directions

Heading south west from Aberaeron along the main A487 roadway proceed through the villages of Ffosyffin, Llwyncelyn and into Llanarth. Continue through the village of Llanarth and take the right hand exit alongside The Llanina Arms Hotel sign posted B4342 New Quay road. Continue along this road through Gilfachreda and into New Quay centre. Drive past Costcutters supermarket on the left hand side, continue along on the B4342 road, around the bend and into Park Street where the property is located as the last property on the right hand side as identified by the Agents for sale board.

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

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