

**MORGAN
& DAVIES**

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MAXWELL, 1 PARK STREET, NEW QUAY, CEREDIGION SA45 9QG

£415,000 Ref R/4418/ID

A Coastal Gem ! A recently renovated 4 bed end of terrace cottage with double garage. Popular seaside village of New Quay - West Wales.

****An outstanding 4 bed end of terrace cottage** Recently renovated to the highest order** Works completed sympathetically keeping a range of character features** Located in the heart of the popular seaside village of New Quay** Double garage and separate garden room with potential for conversion into separate annexe (STP)** Only a short walk to the sandy beaches of New Quay** Planning approved for conversion of the attic with dormer window to create a master bedroom** Must be viewed internally to be appreciated****

****A REAL COASTAL GEM DESERVING OF AN EARLY VIEWING****

The property sits centrally within the popular harbour village of New Quay with its array of cafe's, bars, restaurants, local shops, doctor surgery, places of worship and local Primary School. The property is in close proximity of the All Wales Coastal Path. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the North with a wider range of facilities and services with New Quay being equidistance drive from Cardigan to the South and Aberystwyth to the North with a wider range of local and national retailers, regional hospital, university, National Rail connections etc.

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Image Caption

Location

Travelling South West from Aberaeron along the A487 proceed through the villages of Ffos y Ffin, Llwyncllyn and into Llanarth. Continue through the village of Llanarth, take the right hand exit signposted B4342 New Quay by the Llanina Arms Hotel. Continue along this road through Gilfachreda and into New Quay village centre. Driving past Costcutters on your left hand side and the turning to the beach on your right, proceed for approximately 20 yards and the property is located immediately in front of you identified by the agent for sale board.

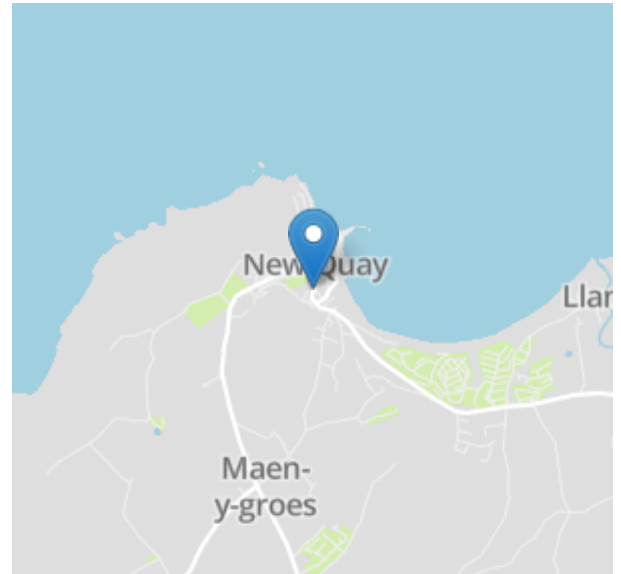


Image Caption

GENERAL

The current vendors have invested significant money and time in the complete renovation of Maxwell.

The works have been carried out sympathetically to the highest order retaining the original character features such as pine staircase, covings and skirting boards, exposed stone walls and the feature of having 2 ship masts running up the property .

The property also benefits from more modern additions such as a brand new kitchen, double glazed sash windows throughout, recently installed carpets, new central heating radiators and much more.

The property also benefits from a double garage to the rear with a garden room underneath, there is great scope to convert the garage and offer it as a separate annexe/airbnb - (subject to planning).

The current vendors have also gained planning permission to convert the attic room to create a master bedroom space with a dormer window to rear.

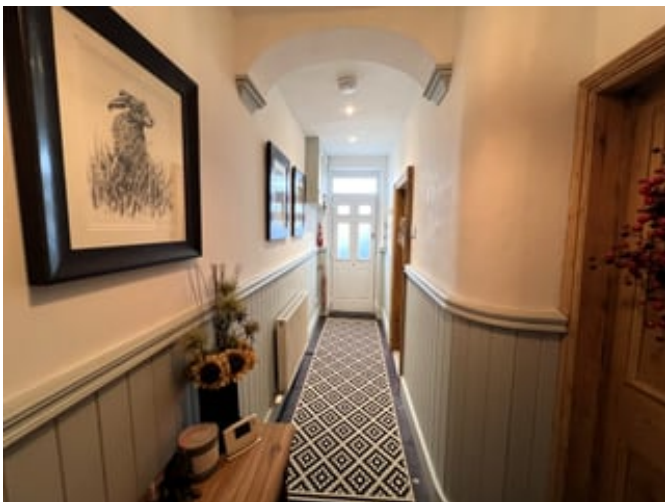
For any information regarding the proposed plans can be discussed with the Agents.

MAXWELL is truly a coastal gem and is deserving of an internal viewing to really appreciate the works that have been carried out.

The Accommodation provides as follows -

GROUND FLOOR

Entrance Hall



22' 2" x 5' 3" (6.76m x 1.60m) via recently installed half glazed composite door with 'Maxwell' engraved fan light above, exposed arched cornices, slate flag stone flooring, original pitch pine staircase rising to first floor, central heating radiator, tongue and groove panelling to half wall, understairs storage cupboard. Door into -

Front Sitting Room/Dining Room



12' 2" x 10' 5" (3.71m x 3.17m) double glazed sash window to front, pine alcove cupboard, open fireplace with slate hearth, exposed stone wall, traditional column central heating radiator.

Lounge



12' 4" x 10' 8" (3.76m x 3.25m) a lovely cosy character room with open fireplace housing a multi fuel burning stove on a slate hearth, exposed stone wall, sash window to side with slate sills, traditional column central heating radiator. Door leading through to -

Kitchen/Dining Room



Image Caption

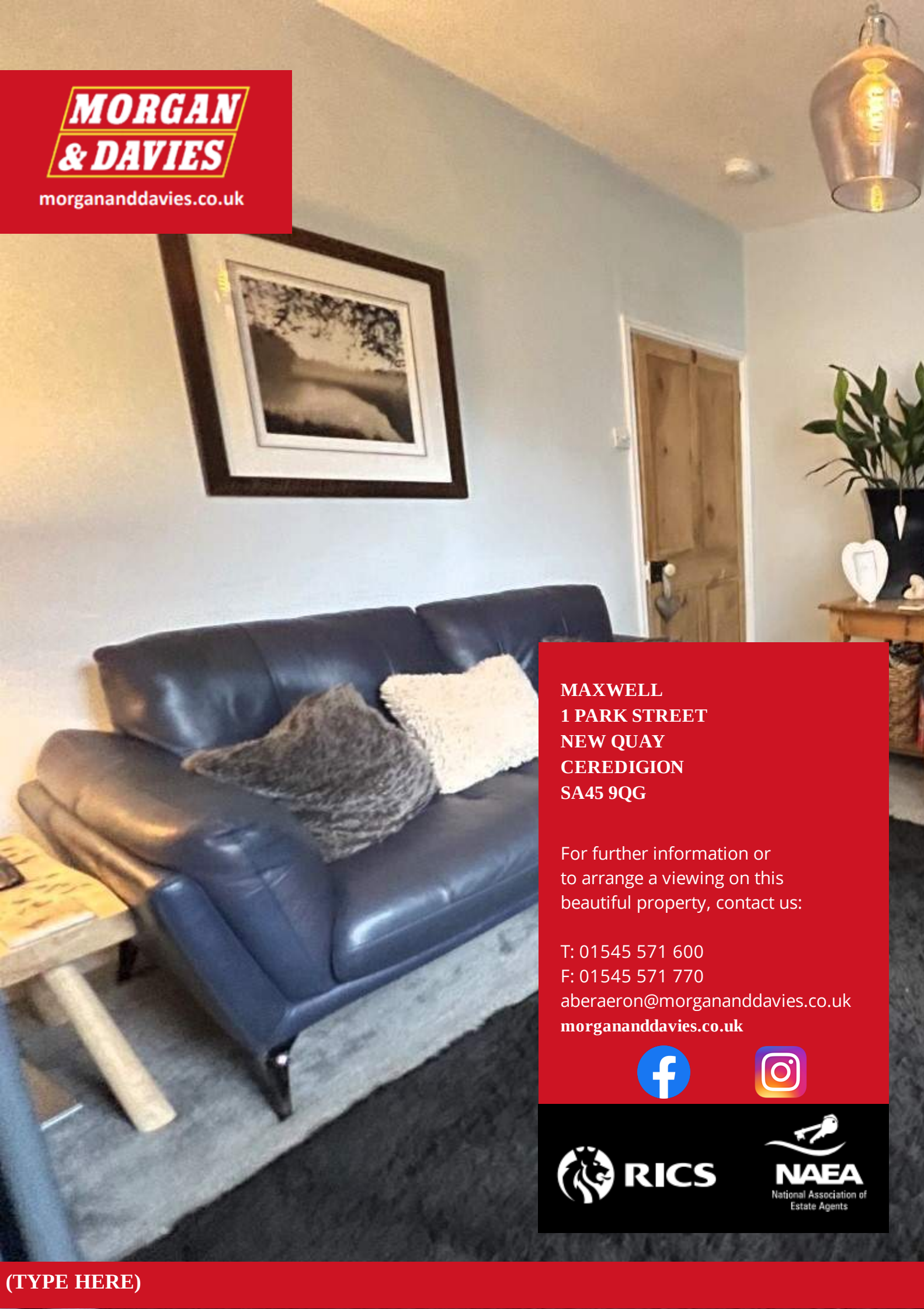
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SITE PLANS



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For further information or
to arrange a viewing on this
beautiful property, contact us:

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