

Delightful Character 4 Bedroom Property with Sea Views. New Quay. West Wales.



2 High Street, New Quay, Ceredigion. SA45 9NY.

£200,000 Guide Price

Ref R/3003/RD

****TO BE SOLD BY ON-LINE AUCTION **AUCTION GUIDE PRICE: £200,000.** This Auction will be held by our Joint Auctioneers, Auction House Wales, www.auctionhouse.co.uk/southwales *****Bidding will open at 12 Noon on Monday 03 February 2025 and will run until 12 Noon on Wednesday 05 February 2025**Seaside delight!**Character mid terrace Cottage**Views directly to the sea**Few minutes walk harbour and sea front**Popular coastal resort of New Quay**West Wales****

A period 3 story Grade II listed stone facing cottage. Has been used as a holiday let business. Viz. Ground Floor - Hallway, Lounge/Dining Room, Rear Kitchen, downstairs WC and Shower Room. To the 1st Floor - Family Bathroom, 2 x Double Bedrooms. To the 2nd Floor - 2 further Bedrooms. Rear Laundry Room and enclosed Yard/Patio.

New Quay is a popular holiday destination on this favoured Cardigan Bay coastline offering 2 lovely sandy beaches and harbour and within close walking distance of numerous local cafes, bars and restaurants, places of worship, Doctors surgery, chemist, local primary school and public transport connectivity. A few minutes walk from the All Wales Coastal Path.

7 miles from the Georgian harbour town of Aberaeron. Within easy reach of the larger towns of Aberystwyth and Cardigan.



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GROUND FLOOR

Entrance Hallway

4' 1" x 8' 1" (1.24m x 2.46m) via hardwood door with fan light over.



Lounge/Dining Room

11' 3" x 21' 8" (3.43m x 6.60m) With stone fireplace on a quarry tiled hearth, window to front, TV point, multiple sockets, da-do rail, understairs cupboard, night storage heater, front aspect sea views window.



Kitchen

8' 11" x 13' 1" (2.72m x 3.99m) Pine fronted base and wall units, electric cooker, tiled splash back, 1½ bowl sink and drainer with mixer tap, Formica work top, night storage heater, uPVC patio door to rear patio area and External Laundry room, Velux over.



Downstairs WC and Shower

4' 0" x 6' 7" (1.22m x 2.01m) with corner tiled shower cubicle with Mira Sport electric shower, WC, single wash hand basin, high level window, part tiled walls.

FIRST FLOOR

Split Level Landing

Leading to:

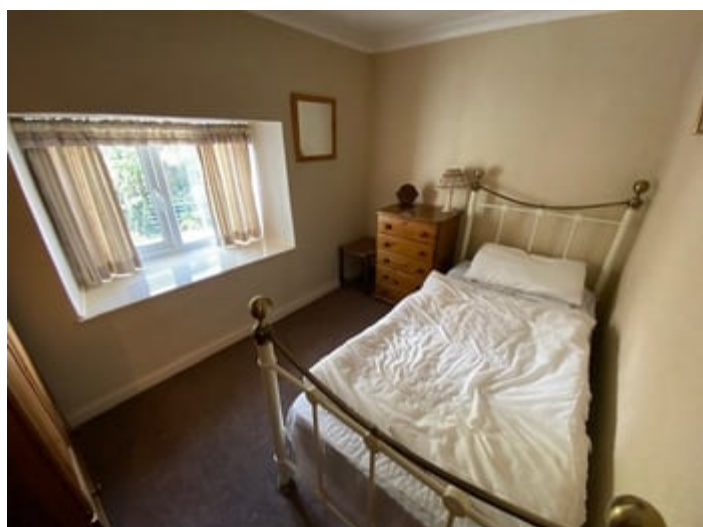
Rear Bathroom

10' 3" x 5' 1" (3.12m x 1.55m) With panelled bath, WC, night storage heater, wash hand basin, half tiled walls, side window, vinyl flooring.



Rear Double Bedroom 1

6' 11" x 10' 6" (2.11m x 3.20m) With rear aspect window.



Front Double Bedroom 2

15' 8" x 9' 1" (4.78m x 2.77m) 2 x windows to front with views over New Quay sea front and Cardigan Bay





SECOND FLOOR

Half Landing

With window.



Rear Double Bedroom 3

9' 10" x 9' 5" (3.00m x 2.87m) With rear window, exposed a-framed beams, multiple sockets.



Front Double Bedroom 4

10' 1" x 15' 7" (3.07m x 4.75m) With exposed beams to

ceiling, dormer window with views over New Quay harbour and Cardigan Bay.



EXTERNALLY

To the Front

The property is accessed from High Street.



To the Rear

Rear enclosed patio area, high level walls to boundary.



Laundry Room

5' 4" x 3' 8" (1.63m x 1.12m) with plumbing for washing machine and dryer, electric socket.

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

Mains electricity, water and drainage.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: None.

Heating Sources: Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (40)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

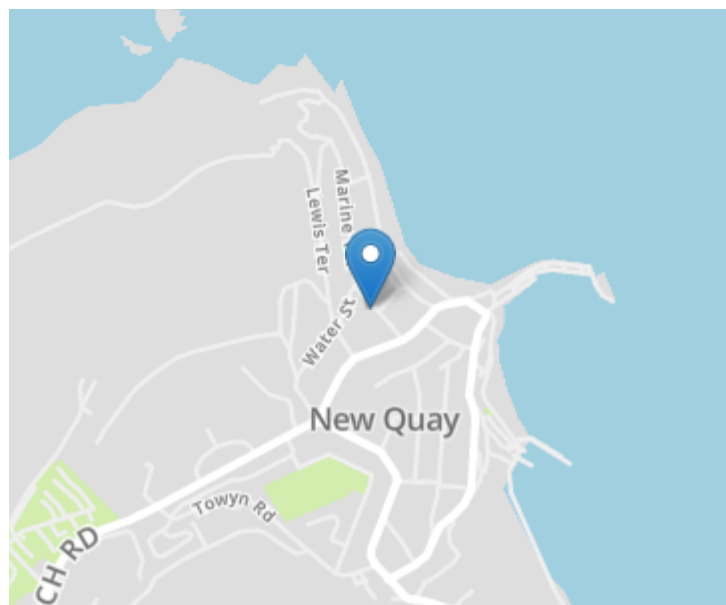
Any risk of coastal erosion? No

Is the property listed? Yes

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

As you enter the town of New Quay follow the one way road system down to the sea front and harbour. When you get to the harbour bear left at the Bluebell restaurant, follow the road around to the left, do not turn right towards Rock Street but carry on uphill for 100 yards or so and after the Shell shop on the right hand side turn right into High Street. You will then see the terrace of Cottages on the left hand side.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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