

*A spacious 3/4 bed semi-detached home, set within the popular coastal village of New Quay,  
West Wales.*



**Arnant 1 Margaret Street, New Quay, Ceredigion. SA45 9QJ.**

**£320,000**

**R/4359/RD**

**\*\* Substantial 3/4 bed semi-detached family home \*\* Private parking \*\* Good standard of living accommodation  
\*\* Walking distance to village amenities \*\* Ideal coastal family home \*\* Private rear garden \*\* Well presented \*\*  
Currently used as a successful holiday let business \*\* Great Opportunity not to be missed! \*\***

The property is situated within the popular fishing village of New Quay with its primary school, doctors surgery, local shops, cafes, bars and restaurants, sandy beaches, places of worship and excellent public transport connectivity. The property lies some 15 minutes south of the Georgian harbour town of Aberaeron with a wide range of amenities including - secondary school, community health centre, traditional high street offerings and good leisure facilities. The property lies 30 minutes equi-distant drive from the University town of Aberystwyth to the north and the estuary and market town of Cardigan to the south.



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## GROUND FLOOR

### Entrance Hallway

Via a hardwood door with fanlight over with double glazed bay window to front allowing excellent natural light. Marble effect tiled flooring, part exposed stone and brick walls, oak panelled room with stairs leading up to -

### Living Room

20' 9" x 17' 3" (6.32m x 5.26m). Providing a wonderful, open plan living space with ample seating and dining area, windows to side, sliding patio doors to rear patio, oak flooring, log burner with brick surround and slate hearth. Open staircase to first floor.



### Kitchen

14' 1" x 10' 2" (4.29m x 3.10m) with side window and door, off-white base and wall units with worktop over, single sink and drainer with mixer tap, plumbing for washing machine and dishwasher, gas range cooker with extractor hood over, side built in cupboard housing a Worcester oil fired boiler.



## FIRST FLOOR

### Split Level Landing

With continuing staircase to loft room/bedroom 4.

## Family Bathroom



Modern white bathroom suite with feature roll-top bath, dual flush WC, single wash-hand basin, side corner shower unit, heated towel rail, side window.

## Bedroom 1



15' 4" x 10' 6" (4.67m x 3.20m). Double bedroom with window to rear garden, picture rail, multiple sockets, TV point, original timber flooring, radiator.

## Bedroom 2





11' 11" x 11' 2" (3.63m x 3.40m) . Double bedroom, dual aspect windows to front and side allowing excellent natural light, laminate wood effect flooring, radiator, multiple sockets

### Bedroom 3



8' 0" x 5' 11" (2.44m x 1.80m). Single bedroom with window to front, exposed timber flooring, radiator.

## SECOND FLOOR

### Attic Room/Bedroom 4

Light and spacious attic room with Velux rooflights over, allowing excellent natural light, feature 'A' frames, exposed

timber flooring, access to recently installed -

### En-suite

With bath, single wash-hand basin with vanity unit, WC.

## EXTERNALLY

### To the front -

The property fronts onto Margaret Street, with immediate footpath access onto the road leading to village amenities



### To the rear -

The property is served by a rear service lane with access from the nearby Francis Street, which leads to the rear of the property with space for 2+ vehicles to park and steps leading down to a rear patio area and the courtyard garden with a range of mature planting, providing privacy and enjoying the southerly aspect of all day sunshine.



## MONEY LAUNDERING REGULATIONS

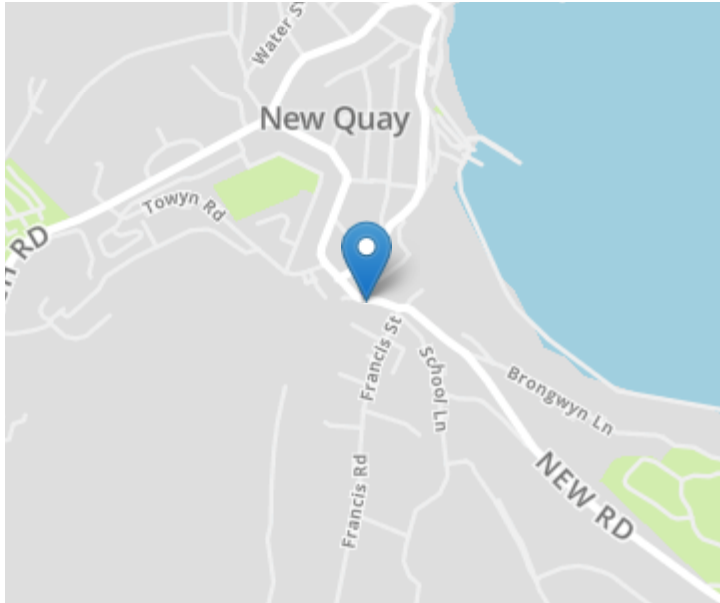
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### Services

We are advised that the property benefits from mains water, electricity and drainage. Oil fired central heating.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)



## Directions

Heading south from Aberaeron on the A487 proceed for 4 miles or so through the villages of Ffosyffin, Llwyncelyn into Llanarth. At Llanarth turn right alongside the Llanina Arms Hotel on the B434 signposted New Quay and continue for approximately 2 miles through the villages of Gilfachrheda and through Cnwc y Lili passing the Haven caravan site on the right hand side. Continue for a further half a mile into the centre of the village at New Quay. On entering New Quay and travelling on George Street, pass the turning for Francis Street on your left and Margaret Street is immediately on the left hand side and is the last house on your left coloured blue.

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

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