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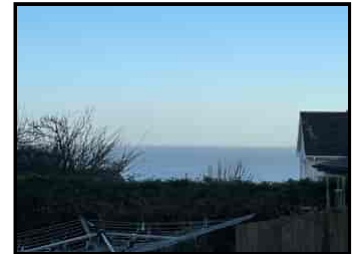


**RICS**



Since 1989

*Coastal Gem ! A recently renovated, charming 3 bed character cottage located in the seaside resort of New Quay - West Wales.*



**Brynheulog, Church Street, New Quay, Ceredigion. SA45 9NZ.**

**Ref R/ 3948/ID**

**£345,000**

**\*\*COASTAL DELIGHT ! \*\*A Charming 3 bed seaside cottage\*\*Recently renovated to high standard with works including brand new kitchen, bathrooms, flooring, heating etc\*\*Deceptively spacious 3 bed accommodation laid over 3 floors\*\*Only a short walk to the sandy beaches of New Quay and all the village amenities\*\*Superb sea views from the rear garden and front forecourt\*\*Double Glazing throughout\*\*MUST BE SEEN TO BE APPRECIATED ! \*\***

Built in attractive facing stone under a slate roof. The Accommodation provides - Front Vestibule, Lounge/Dining Room, Rear Kitchen, Downstairs wc. First Floor - 2 Double Bedrooms and Family Bathroom Second Floor - Master Bedroom.

Conveniently located fronting onto Church Street, only a few minutes walk down to the sea and an easy reach to a good range of village amenities including shops, post office, primary school, pubs, restaurants and places of worship etc. Some 7 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



## GROUND FLOOR

### Front Vestibule

4' 3" x 3' 3" (1.30m x 0.99m) via hardwood door with 'Brynheulog' ingraved fan light above.



### Attractive Lounge/Dining Room

22' 1" x 14' 2" (6.73m x 4.32m) a spacious lounge with electric fire and surround, double glazed window to front, wood effect laminate flooring, 2 electric wall mounted Haverland heaters, door into understair cupboard, stairs to first floor, space for 6 seater dining table.







### Rear Kitchen/Breakfast Room

12' 7" x 11' 0" (3.84m x 3.35m) A recently installed modern kitchen comprising of off-White Shaker style base and wall cupboard units with Solid Oak surfaces above, a 'John Lewis' electric oven and grill, 'John Lewis' 4 ring electric hob with extractor hood above, stainless steel sink, tiled splash back, integrated appliances including dishwasher, fridge freezer and plumbing for automatic washing machine, laminate flooring, electric heater, glazed double doors to rear garden, spot lights to ceiling.



### Downstairs w.c.

4' 5" x 3' 6" (1.35m x 1.07m) a modern white suite comprising of a glass white vanity unit with inset wash hand basin, dual flush w.c. half tiled walls, heated towel rail.



### FIRST FLOOR



## Half Landing



Door into airing cupboard. Stairs to second floor.

## Bathroom

10' 6" x 6' 7" (3.20m x 2.01m) with a modern white suite comprising of a free standing roll top bath, corner shower unit with Rainfall power shower head, pedestal wash hand basin, low level flush w.c. half tiled walls, heated towel rail, double glazed window to rear. Extractor fan.



## Front Double Bedroom 1

10' 0" x 9' 5" (3.05m x 2.87m) double glazed window to front, exposed timber flooring, wall mounted Haverland heater.



## Rear Double Bedroom 2

10' 8" x 9' 3" (3.25m x 2.82m) with double glazed window to rear, exposed timber flooring, wall mounted Haverland heater.





### Master Bedroom 3

14' 4" x 14' 0" (4.37m x 4.27m) (max) with sloping ceiling with exposed A frame beams with maximum headroom of 7'4". Having velux window, Haverland electric heater.



### EXTERNALLY

#### To the Front

A railed slate slab forecourt and sitting out area with a pleasant aspect over Church Street and over Cardigan Bay.







**To the Rear**

An enclosed garden which has now all been paved as a patio area for ease of maintenance.

Small stone and slated Shed and corner shrubbery area with mature bushes and shrubs. 2 raised shrub beds.





pass The Pepper Pot Restaurant on your right hand side. Continue up Church Street and you will see the property on your right hand side just before you reach the junction and the chemist on the left.

## **TENURE**

The property is of Freehold Tenure.

## **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.

## **Services**

We are advised that the property benefits from Mains Electricity, Water and Drainage. Haverland electric heaters.

Council Tax Band D.

## **Directions**

From the seaside resort of New Quay take the road down the one way system towards the sea front. When you reach the harbour, follow the road around and passing the Captains Rendezvous restaurant and proceed up the hill where you will