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RICS



Since 1989

A substantial and imposing Period Seaside Village Residence. Favoured Coastal Resort of New Quay on Cardigan Bay - West Wales.



Preswylfa, Gomer Crescent, New Quay, Ceredigion. SA45 9NL.

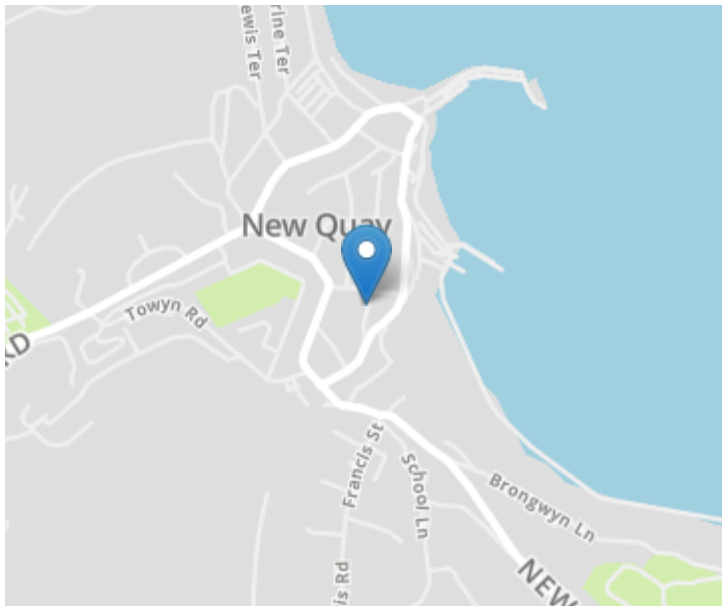
Ref R/3625/DD

£385,000

****A character bay window fronted detached seaside residence**Offering commodious 4 Bed Accommodation (2 En Suite Shower Rooms) with spacious rear garden**An original property with a wealth of character features**Benefiting from central heating and upvc double glazing****

The Accommodation provides - Front Porch, Ent Hall, 2 front Rec Rooms, Rear Breakfast Room, Kitchen/Larder. To the First Floor - 2 Front Double Bedrooms each with En Suite Shower Room, 2 Rear Bedrooms, Bathroom and w.c. Attic Room overall with conversion potential (stc).

New Quay provides two lovely sandy beaches, harbour and pier and an array of pubs, eating houses, gift shops, a local convenience store and primary school, chemist, doctors surgery etc. Set back off the main thoroughfare fronting onto Gomer Crescent, close to the sea front and a short walking distance of the harbour and beach. 7 Miles from the Georgian Harbour town of Aberaeron and an easy reach of the larger Marketing and Amenity Centres of Cardigan, Aberystwyth and Lampeter.



GROUND FLOOR

Front Porch

In upvc double glazing with quarry tiled floor, original half glazed entrance door with stained glass inset leads to –

Entrance Hall

15' 1" x 5' 8" (4.60m x 1.73m) with exposed timber floors, original arched ceiling cornices and covings.



Reception Room 1

18' 5" x 11' 8" (5.61m x 3.56m) into bay window with exposed timber floors, fireplace with tiled surround, original picture rail and covings to ceiling, central heating radiator.

Reception Room 2

18' 5" x 11' 8" (5.61m x 3.56m) into bay window with exposed timber floors, open fireplace housing a wood burning stove, picture rail, central heating radiator.



Rear Dining Room

13' 4" x 10' 9" (4.06m x 3.28m) with painted timber floors, central heating radiator. Side aspect window and door to –



Side Porch

Understairs storage cupboard.

Walk in cupboard/Larder off

Housing the oil fired central heating boiler.

Rear Kitchen

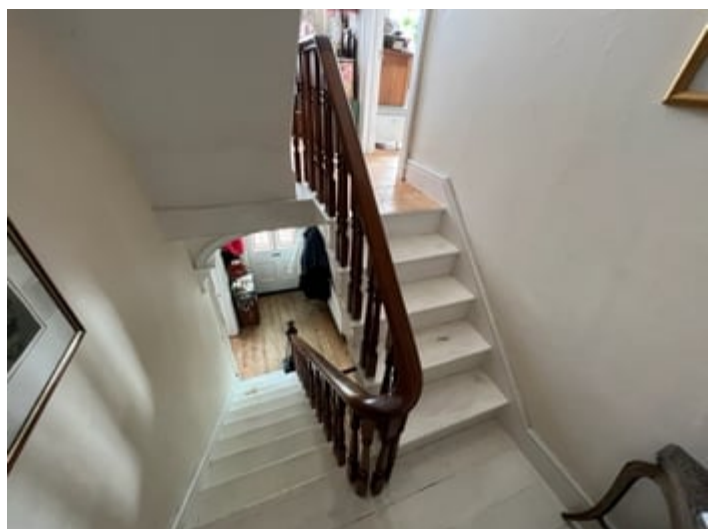
12' 7" x 9' 7" (3.84m x 2.92m) with tiled floor, range of base cupboard units with formica working surfaces, stainless steel double bowl single drainer sink unit h&c, appliance space with plumbing for automatic washing machine and dishwasher, 2 side aspect windows, central heating radiator.



FIRST FLOOR

Central Landing

Approached via an original staircase from the Entrance Hall. With front aspect window.





Front Double Bedroom 1

14' 3" x 11' 8" (4.34m x 3.56m) into bay window plus alcove with central heating radiator. Exposed timber floors, views over roof tops to the sea.



En Suite Shower Room

Which provides a shower cubicle, wash hand basin and toilet. Central heating radiator.



Front Double Bedroom 2

14' 1" x 12' 3" (4.29m x 3.73m) into bay window, plus alcove and with views over roof tops to the sea.





En Suite Shower Room

Which provides a shower cubicle, wash hand basin and toilet. Central heating radiator.



Rear Double Bedroom 3 /Study

8' 1" x 9' 0" (2.46m x 2.74m) a glazed panel wall between this room and the landing provides the natural light.

Rear Double Bedroom 4

12' 9" x 9' 8" (3.89m x 2.95m) with central heating radiator. Side aspect window.



Bathroom

11' 0" x 5' 9" (3.35m x 1.75m) Bathroom 11' x 5'9" with tiled floor, half tiled walls, a white suite provides a panelled bath with shower over, pedestal wash hand basin and toilet. Built in airing cupboard



Attic Room

Attic Room overall 30' in length approached via staircase from the front landing.

EXTERNALLY

To the Front

A small railed forecourt.



To the Side

To the side a wide gated pedestrian access leads to a small rear courtyard with a brick built fuel store 9'5" x 6'2" and an outside w.c.



To the Rear

Steps lead to a Stone Outhouse with further steps leading onto the rear gently sloping good sized lawned garden area with sitting out/patio areas to the upper level with views over roof tops to the sea.



TENURE

The Property is of Freehold Tenure.


Services

Mains Electricity, Water and Drainage. Oil Fired Central Heating.

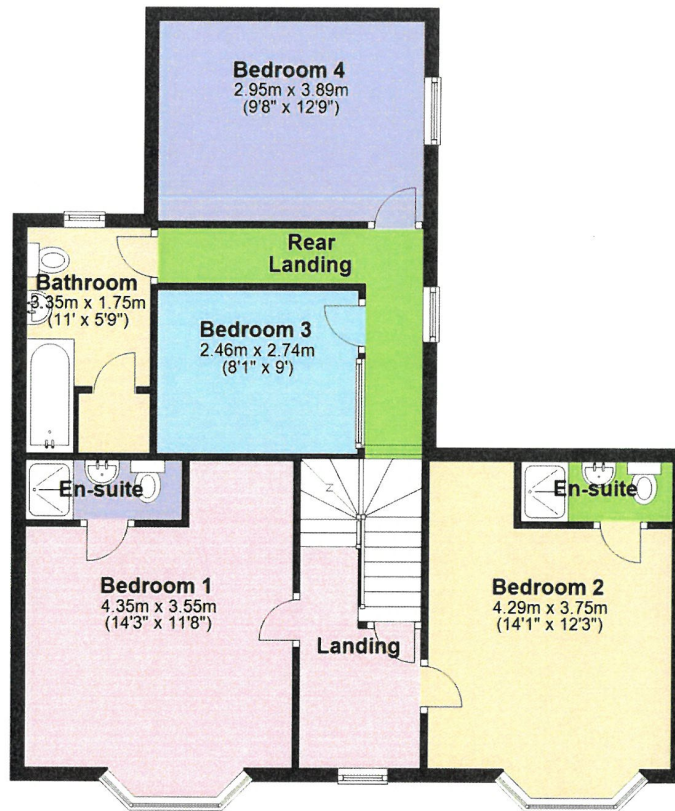
Council Tax Band F

Directions

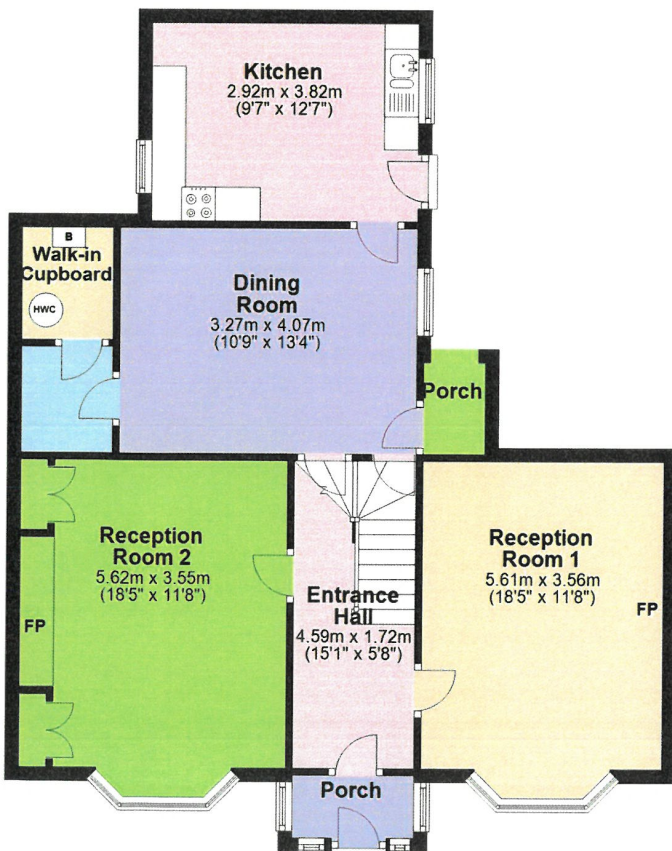
At the centre of the village of New Quay at Uplands Square follow the road down the side of the Sea Horse public house (one way system) towards the sea front. You will pass Sheffield House ironmongers then a furniture store there after take the first left hand fork turning into Gomer Crescent. The property is 100 yards or so further on, on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

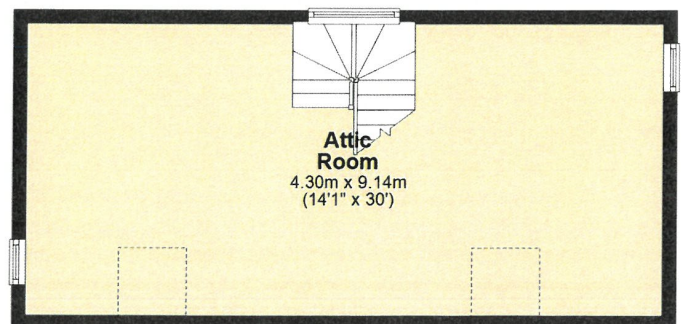
First Floor



Ground Floor



Second Floor



Total area: approx. 193.4 sq. metres (2081.5 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.

Preswylfa, Gormer Crescent, New Quay