

Cosy terraced house overlooking harbour and Cardigan Bay. New Quay. West Wales.



Tonlais, 28 Rock Street, New Quay, Ceredigion. SA45 9PL.

£310,000

R/3327/RD

**** Cosy 3 bedroom mid terrace dwelling ** Exceptional coastal aspect over Cardigan Bay ** Views into New Quay bay and harbour ** Outstanding rear patio with views ** Idyllic seaside living ** 1st floor bedroom with patio overlooking the coast ** Coastal dezrez at its best ** Convenient village location ** Walking distance to amenities ****

**** A fantastic opportunity to secure a comfortable 3 bed dwelling with one of the most sought after views in Wales ****

The property is situated along Rock Street within the harbour fishing village of New Quay with its excellent range of local cafes, bars restaurants, primary school, doctors surgery, places of worship, local shops and services. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with New Quay being equidistant 30 minutes drive from larger urban conurbations of Aberystwyth and Cardigan.



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GENERAL

An outstanding coastal property split across 3 floors providing good sized bedroom accommodation with the whole property being orientated to maximise the coastal aspects at the rear.

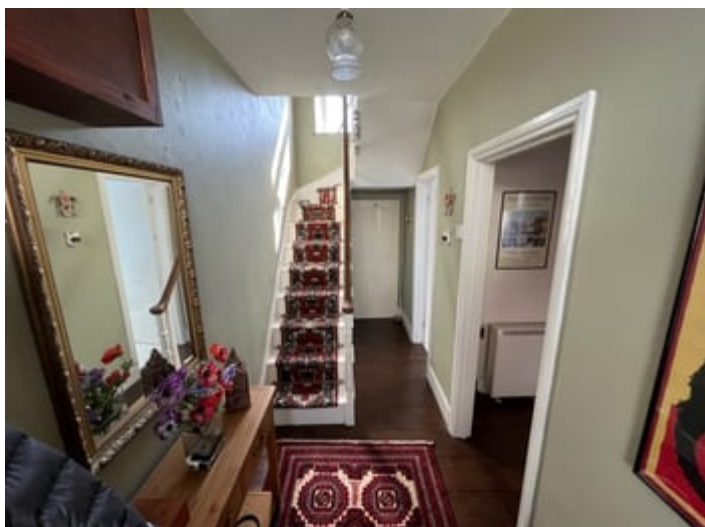
Externally the property fronts onto Rock Street and to the rear is a split level patio which is drawn towards the coast being of low maintenance and a wonderful aspect towards New Quay harbour and along the Cardigan Bay coastline.

A great coastal property.

GROUND FLOOR

Entrance Hallway

4' 8" x 14' 3" (1.42m x 4.34m) via glass panelled timber door, timber boarding to floor, original staircase, BT point.



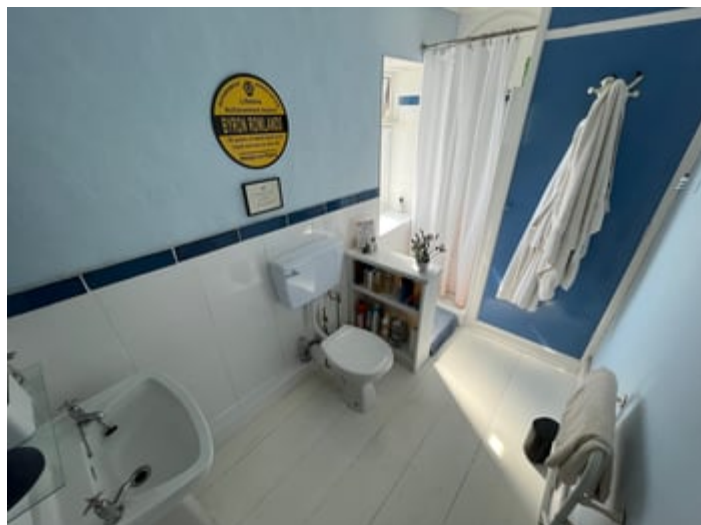
Bedroom 1

10' 7" x 8' 7" (3.23m x 2.62m) Double bedroom, window to front, electric heater, tiled flooring, multiple sockets, alcove cupboard.



Shower Room

8' 3" x 8' 6" (2.51m x 2.59m) A white bathroom suite including tiled corner shower, WC single wash hand basin, painted timber flooring, airing cupboard, electric heated towel rail, 1/2 tiled walls.



FIRST FLOOR

Landing

via continuing original staircase with window to ½ landing enjoying a wonderful aspect over Cardigan Bay.



Bedroom 2

5' 5" x 11' 5" (1.65m x 3.48m) Double bedroom with window to front and feature patio doors and juliette balcony to rear enjoying views towards New Quay harbour and over Cardigan Bay, painted timber flooring, multiple sockets, heater, TV point.



Bedroom 3

6' 9" x 8' 4" (2.06m x 2.54m) With window to front, painted timber flooring, heater, range of shelving.



LOWER GROUND FLOOR

via stone steps from the original Hallway and down into:

Lounge

15' 6" x 14' 4" (4.72m x 4.37m) Providing a good sized family

living room with feature stone walls and fireplace, slate tiled flooring, multifuel burner, TV point, multiple sockets, window seat with views over the Bay.



Kitchen

12' 7" x 7' 4" (3.84m x 2.24m) A white modern kitchen with wood effect worktop, stainless steel sink and drainer with mixer tap, picture window with views and space for dining table, space for electric cooker, plumbing for washing machine, heater, side door to Garden.





EXTERNALLY

To front

The property fronts onto Rock Street with a small pull-in space to front.



To rear

Extended patio area split across 2 levels being fully orientated to maximise the outlook over the adjoining Cardigan Bay and into New Quay harbour. The lower level provides an attractive seating area finished with patio slabs being low

maintenance with decorative gravel and planting to borders.

We are advised that the property ownership extends to the edge of the cliff.





Council Tax: We understand the property to be council tax band C with Ceredigion County Council with the current 2022/2023 rate being £1,564.27 per annum.

NOTE

Please note there are shared rights of access for the benefits of adjoining property runs along the rear garden area with reciprocal rights for the vendor of Tonlais over the adjoining properties.

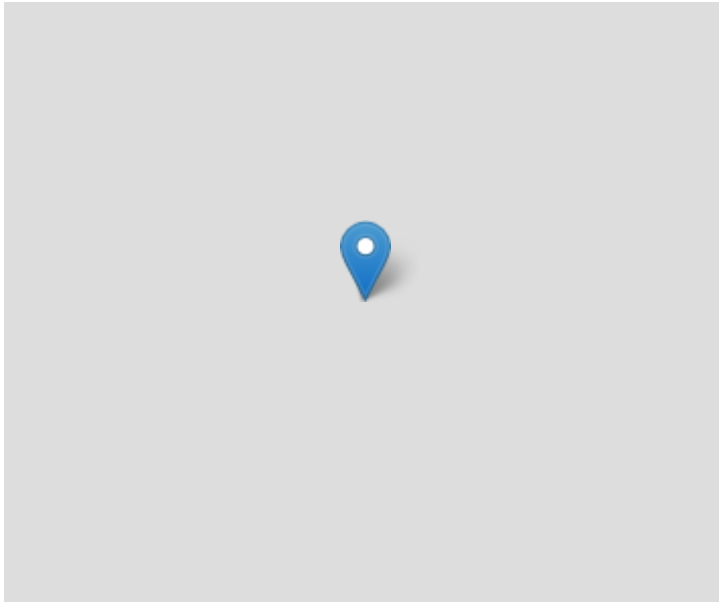
Services

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


Tenure: We understand the property to be Freehold.

Directions

Travelling along Glanmor Terrace at New Quay seafront (B4342) continue down to the harbour side along South St. John Street around the bend by the Blue Bell and proceed for a further 100 yards taking the next right hand exit adjoining the Captain Rendezvous passing the car parks on your left and right and onto Rock Street and the property is located on the right hand side.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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