MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Substantial Coastal Residence with stunning sea views. New Quay - West Wales.









1 Woodlands, Belle Vue, New Quay, Ceredigion. SA45 9SB.

£360,000 Guide Price

Ref R/3226/RD

Substantial Coastal Residence with stunning sea views Character Period Residence**Recently Refurbished**Elevated Location**Garden and Garage**4 En Suite Bedrooms**Many Period Features**Air Source Pump Heating**Glorious panoramic views from all front rooms over New Quay Harbour and North along Cardigan Bay**Easy walk to village amenities, harbour and sea front**

The Accommodation provides Ent Hall, 2 Rec Rooms, Rear Kitchen/Breakfast Room, Utility Room, Side Porch, Useful Outhouse. First Floor - Landing with seating area and glorious sea views, 2 Front Double Bedrooms with sea views, Rear Double Bedroom 3, Bathroom and Sep w.c. Elevated forecourt and side garden. Detached Single Garage.

New Quay is a very popular coastal resort and seaside fishing village on the West Wales Heritage coastline, some 6 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.

LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk

ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk

CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk

GROUND FLOOR

Entrance Hall

16' 5" x 5' 6" (5.00m x 1.68m) with original entrance door with stained glass fan light over, understairs storage cupboard.





Reception Room 1 /Bedroom 1

Measures overall - 18' 7" x 10' 3" (5.66m x 3.12m) into bay window with glorious sea views.



Disable En Suite

(Which could be dismantled). Half tiled walls, shower with Triton shower unit, wash hand basin, central heating radiator.



Reception Room 2

18' 7" x 9' 1" (5.66m x 2.77m) into bay window with glorious sea views, central heating radiator, plate rack, open fireplace with Period wood surround, 2 arched niches to each side.











Kitchen

13' 6" x 10' 11" (4.11m x 3.33m) Modern light and grey kitchen base and wall units with breakfast bar, Oak worktop, induction hobs with extractor fan over, plumbing for washing machine and dryer, dishwasher connection, fitted oven and grill, side window, 1½ sink and drainer with mixer tap, wood effect flooring.

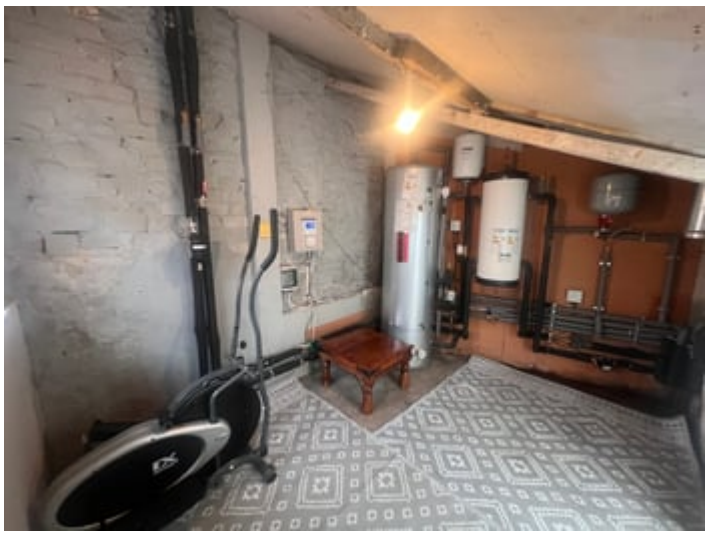




Utility Room

With plumbing for automatic washing machine. Door to -

Side Porch / Covered Area





FIRST FLOOR

Half Landing

Approached via an original staircase.

Front Landing and Sitting Area

8' 1" x 5' 7" (2.46m x 1.70m) with window to front with coastal views.



Front Double Bedroom 1

9' 3" x 14' 6" (2.82m x 4.42m) into bay window, sea views, central heating radiator. Exposed ceiling beams.









En Suite

9' 3" x 3' 9" (2.82m x 1.14m) corner shower, w.c. heated towel rail, single wash hand basin.



Front Double Bedroom 2

14' 7" x 10' 2" (4.45m x 3.10m) into bay window with coastal aspect, double panel radiator, new flooring.



En Suite

10' 2" x 3' 5" (3.10m x 1.04m) corner shower, w.c. single wsh hand basin, heated towel rail.

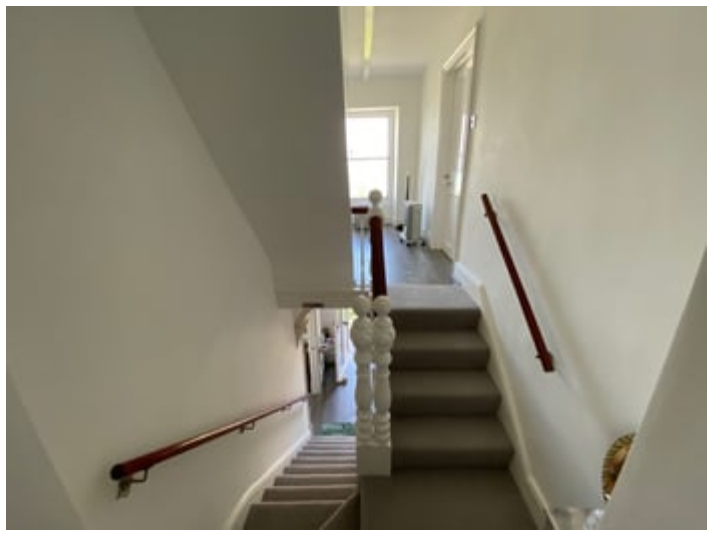
Rear Double Bedroom 3

11' 2" x 10' 7" (3.40m x 3.23m) with central heating radiator, new flooring, side window.



Rear Landing

With built in cupboard.

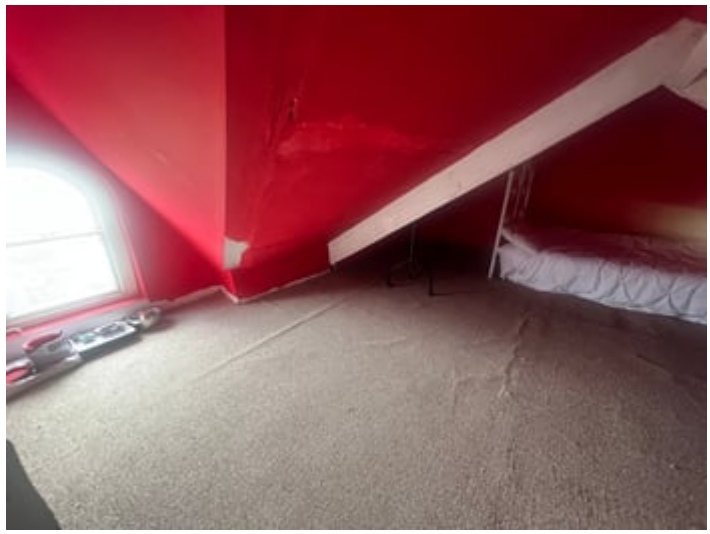


Bathroom

8' 3" x 6' 3" (2.51m x 1.91m) new white suite including jacuzzi bath, corner shower, his and hers hand basins with oak vanity, heated towel rail, spot lights to ceiling.









Attic

Accessed from Landing via staircase and split into 2 rooms -





Room 1

12' 5" x 29' 0" (3.78m x 8.84m) exposed beams, window and wall lights.

Room 2

12' 5" x 10' 5" (3.78m x 3.17m) exposed beams, velux roof lights.

Separate W.C.

with low level flush toilet.



EXTERNALLY

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From the Kitchen a porch/covered way leads to -



Useful Outhouse

11' 8" x 8' 4" (3.56m x 2.54m) with power connected and houses the newly installed air source heating system.

To the Front









A raised forecourt with galvanised railings and steps lead down to street level.

At the Side

Is an area of garden.

Former Outside w.c.

Air Source Heating System.





NOTE -

There is an external disabled lift which provides ease of access to the garden if required (working condition not known or guaranteed).

Single Garage

Situated at the far end of the garden with access off a rear council maintained lane.

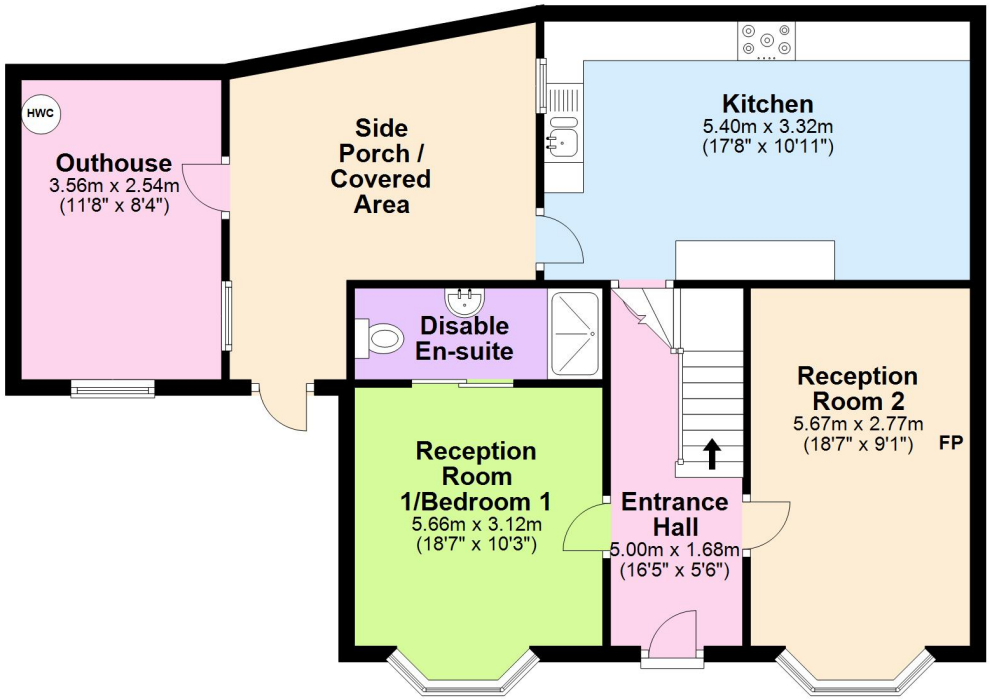




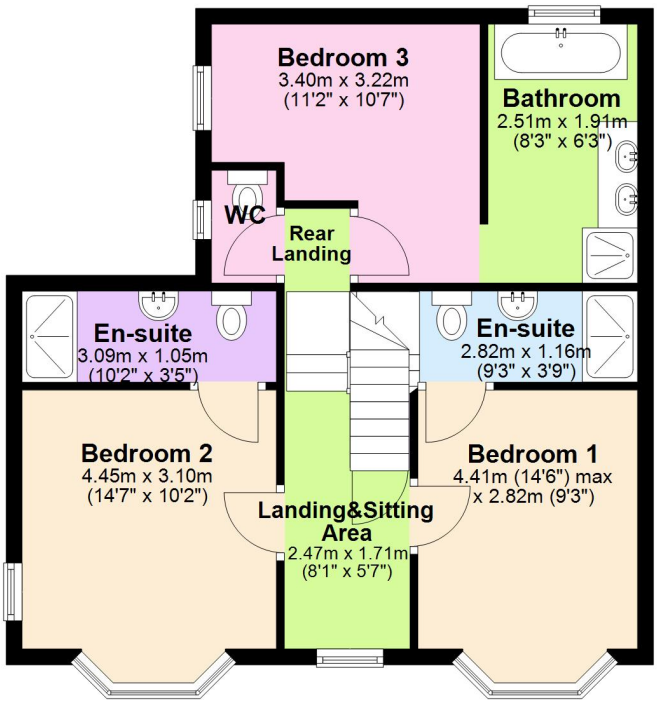
Services

Mains Electricity, Water and Drainage. Recently Installed Air Source Pump Heating.

Ground Floor



First Floor



Second Floor



Total area: approx. 176.5 sq. metres (1899.5 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

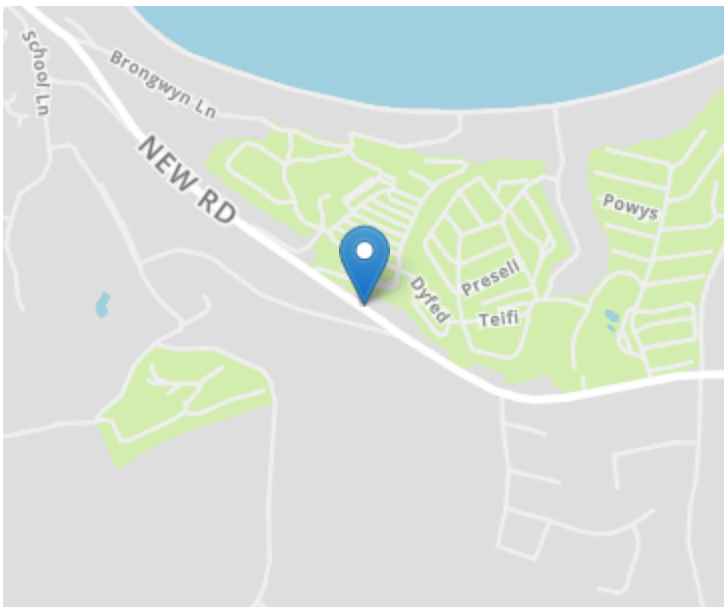
1 Woodlands, Belle Vue, NEW QUAY

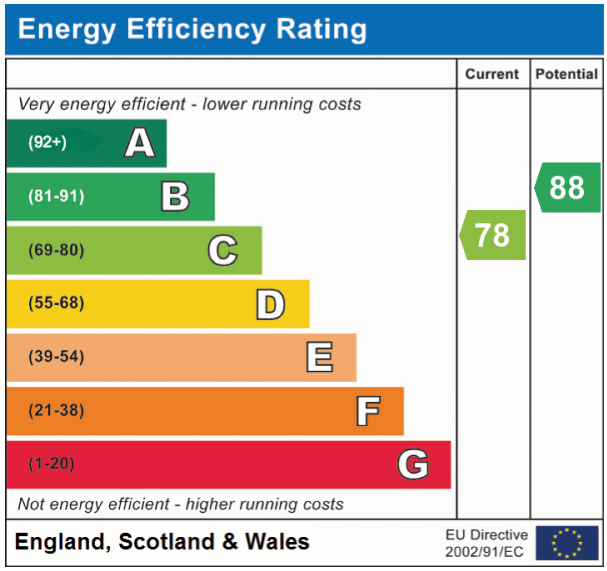
MATERIAL INFORMATION

Parking Types: On Street.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Solar PV Panels.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: C (78)
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? No
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

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Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. Drive through the village and turn right alongside The Llanina Arms Hotels just before the filling station onto the B4342 New Quay Road. Follow this road for some 1½ miles until you will see the Cambrian Hotel on the left hand side and the entrance to Quay West Holiday Resort on the right hand side. You will then pass the entrance to Cwmhalen Estate on the left hand side. Proceed for a further 300 yards and you will see the property in an elevated location above the road on the left hand side as identified by the Agents For Sale board.

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
http://www.morgananddavies.co.uk

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