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Seaside Gem ! The Ultimate Coastal Residence with an income. Panoramic Views. New Quay - Cardigan Bay.









Glencoe Lewis Terrace, New Quay, Ceredigion. SA45 9PG.

£750,000

R/5216/RD

** Nothing Compares ! An exclusive seaside property ** Outstanding Location ** A Grand Design ** 4 storey ** Superb far reaching views from all windows over New Quay harbour sea front and Cardigan Bay ** Individual architect designed provides commodious accommodation with scope for a Home with an income, multi generational living etc. Offers 4 (en-suite) bedrooms ** Modern and contemporary throughout ** Full central heating and double glazing ** Ground Floor Annexe- Ideal for self contained living unit/holiday unit etc. ** Outside balconies and patios, ample walled in private parking ** Self contained apartment currently a successful holiday let business exceeding 182 days per annum **

Located within the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Very convenient to the sea front and an array of bars and eating houses, gift shops, also close to chemist, convenience store, bus route etc. Some 8 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy travelling distance of the larger Marketing and Amenity Centres of the area.

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GENERAL

The offering of Glencoe on the market provides prospective purchasers with an opportunity of acquiring a 'one of a kind' property, developed in recent years on a slightly elevated site, of traditional construction with the accommodation arranged and designed for each window to have outstanding coastal views.

The house accommodation is arranged on 3 floors. The ground floor annexe provides further self contained living unit which would be ideal as a holiday let/air bnb, annexe etc.. The whole property exceeds 182 days holiday accommodation, more recently 250+ days at peak periods attracting £3,500 per week.

This is definitely a property that is worthy of an early inspection.

The Accommodation provides viz :

GROUND FLOOR

Curved Reception Hall



With slate tiled floor, composite entrance door, central heating radiator.

ANNEXE/GREECE APARTMENT



Open Plan Lounge and Dining Space





32' 0" x 14' 6" (9.75m x 4.42m) overall - with patio doors to front and side window. Oak flooring, multiple sockets, TV point. Connecting door into -

Double Bedroom

With feature curved wall, heater, fitted cupboards, wood effect flooring, multiple sockets.





Kitchen

With a range of fitted base and wall units, wood effect worktop, electric oven and grill, induction hobs with extractor over, fitted dishwasher, washing machine connection, sink and drainer.





Shower Room

With shower, pedestal wash hand basin, low level flush toilet, heated towel rail. Also proposed Kitchen Area.





Stairs Lead from Reception Hall to -

FIRST FLOOR

Half Landing Level

With window, central heating radiator, built in airing cupboard housing the hot water system with a Worcester condensing boiler and also solar panels controls for the hot water system.

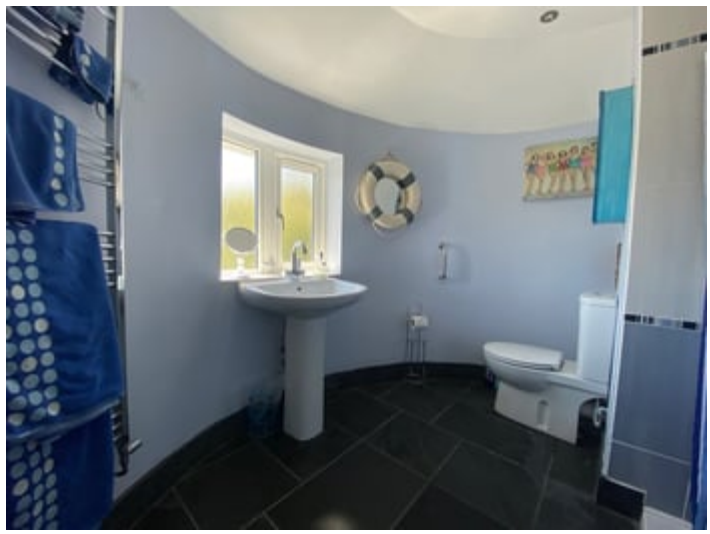
Double Bedroom 1

16' 2" x 14' 4" (4.93m x 4.37m) with engineered oak flooring, 9ft wide French doors to front with juliette glazed balcony and a panoramic coastal aspect.



Curved En Suite Shower Room

8' 9" x 4' 8" (2.67m x 1.42m) with slate tile floor, walk in shower, low level flush toilet, pedestal wash hand basin, heated towel rail, tiled walls.



Double Bedroom 2

20' 6" x 15' 2" (6.25m x 4.62m) with curved window overlooking the village and the sea. Built in wardrobes, central heating radiator. Engineered oak flooring, rear aspect window.







En Suite Shower Room

6' 8" x 5' 9" (2.03m x 1.75m) with slate tile floor, walk in shower, low level flush toilet, pedestal wash hand basin, heated towel rail, tiled walls.



SECOND FLOOR

Curved Landing

With central heating radiator and side aspect window.

Open Plan Living/Kitchen Dining Room

31' 5" x 15' 0" (9.58m x 4.57m) overall. An impressive room with engineered oak flooring, central heating radiator. 9ft Wide French doors to an outside juliette Balcony also a large curved window to front, all enjoying outstanding coastal views. Side aspect window and a side exterior door to – outside raised patio.





















Integral Kitchen

10' 6" x 6' 7" (3.20m x 2.01m) with tiled walls, slate tiled floor, fitted range of base and wall cupboard units with Formica working surfaces, breakfast bar, stainless steel 1 ½ bowl single drainer sink unit with mixer tap, integrated fridge freezer, dishwasher and a Lamona dual fuel stainless steel cooking range with a stainless steel cooker hood over, wine cooler, part tiled walls, rear Velux windows.





Utility Space

with plumbing for automatic washing machine leads to a –

Separate WC

Which has a tiled floor, low level flush toilet, wash hand basin, central heating radiator.

THIRD FLOOR

Half Landing

With window, built in cupboards.

Double Bedroom 3

15' 2" x 12' 9" (4.62m x 3.89m) with engineered hardwood flooring, 6ft wide french doors with juliette balcony, sea views, side window, built in cupboards, central heating radiator.





Curved En Suite Shower Room

4' 11" x 5' 0" (1.50m x 1.52m) with slate tile floor, walk in shower, low level flush toilet, pedestal wash hand basin, heated towel rail, tiled walls.



Master Bedroom 4

20' 3" x 12' 6" (6.17m x 3.81m) overall with large curved window to front with outstanding views, also rear aspect window, engineered hardwood flooring, side door with Juliette balcony, built in wardrobes, central heating radiator.









En-suite Bathroom

With tiled walls and tiled floor. P shaped jacuzzi bath with shower and shower screen, heated towel rail, pedestal wash hand basin, low level flush toilet.



EXTERNALLY

To the Front

Walled boundary all round.











To the Side

To the side is a private pull in parking space for 4 vehicles. Also parking to forecourt.

At side there is also a private enclosed private patio area.











Services

Mains electricity, water and drainage. Oil fired central heating. Solar panels for hot water.

MATERIAL INFORMATION

Council Tax:
N/A
Parking Types: Off Street. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

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



Directions

As you enter the coastal village of New Quay you will reach Uplands Square, take the road down the side of The Sea Horse public house which will take you onto the one way system down towards the sea front. Follow the road until you reach the harbour and pier then turn left. Follow the road round to the left, do not turn right towards the car park but keep to the left of the Captains Rendeavous fish and chip restaurant, drive up hill passing The Pepper Pot Restaurant on the right then the Shell Shop, do not take the 1st right hand turning but carry up hill to the 2nd right hand turning which will take you into Masons Row. At the end of Masons Row you will see the property directly in front.

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

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