MORGAN & DAVIES
EST. 1989

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Estate Agents | Property Advisers
*Local knowledge, National coverage*

*A substantial 4/5 bedroom versatile residence located in the sought after seaside village of New Quay, West Wales.*









## Dolawel Rectory Square, New Quay, Ceredigion. SA45 9RE.

## £340,000

**REF R/5243/ID**

**Substantial seaside village residence**4 en suite bedrooms** Previously run as a B&B**Ample off road parking**The premises includes a former village shop which has great potential for an annexe or self catering unit (stc)**Pleasant outlook over the seaside village of New Quay to the sea**Short walk to the beach and all village amenities**

The accommodation provides Hall, Sitting Room, 2 Reception Rooms/Bedrooms, Fitted Kitchen, Former Shop Currently used as a Games Room. The first floor provides a further 4 en suite Bedrooms. Extensive forecourt frontage, parking for 6 vehicles, useful Outbuildings and Workshop, private sun deck patio and barbeque area with Summer House and Outside WC.

On the fringes of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Less than a 10 minutes walk from the sea front and a good range of village amenities. 8 miles Georgian harbour town of Aberaeron, easy reach of the larger marketing and amenity centres of the area.


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

with upvc double glazed entrance door with stained glass inset, central heating radiator. French doors lead through to -



## Reception Room 1

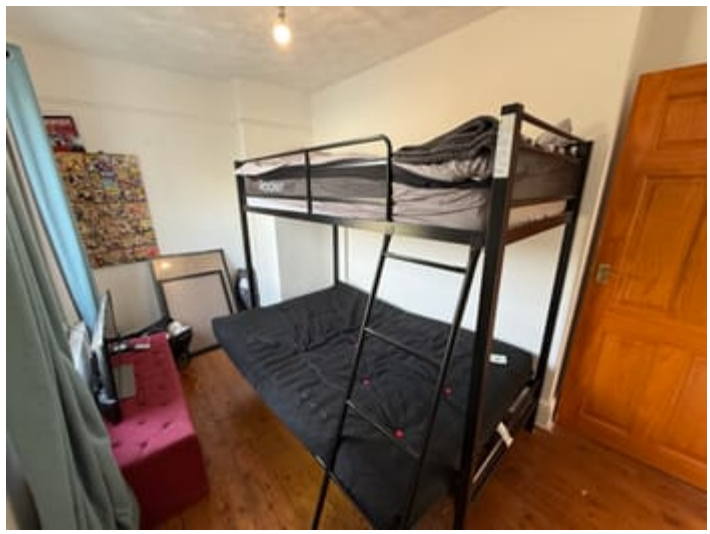
14' 8" x 7' 2" (4.47m x 2.18m) Currently utalised as a down stairs bedroom, double glazed window to front.



## Reception Room 2

14' 8" x 5' 2" (4.47m x 1.57m) Currently utalised as a down stairs bedroom, double glazed window to rear.





## Sitting Room

14' 6" x 12' 4" (4.42m x 3.76m) with original timber floors, feature arch/alcove, large double glazed window to front, central heating radiator.











## Large Kitchen/Breakfast Room

20' 0" x 13' 1" (6.10m x 3.99m) Max (9'1" Min) with tiled floor, fitted range of base and wall cupboard units with formica working surfaces, stainless steel single drainer sink unit with mixer taps, Bush dual fuel cooking range providing 8 LPG gas rings and electric oven, central island/breakfast bar with cupboards beneath, central heating radiator, patio doors to outside patio/decking





## Passageway

Through to -

## Games Room

25' 0" x 13' 1" (7.62m x 3.99m) with large window to front with front exterior door, engineered oak flooring.





### En Suite Bathroom

In need of finishing off, with a white suite providing a panelled bath with shower over, low level flush toilet, vanity unit with in set wash hand basin, heated towel rail.



### PLEASE NOTE -

Bedroom 5 forms part of what was originally a village shop premises. This section of the property would be ideal for conversion to say a self contained annexe/holiday letting unit etc (subject to obtaining the necessary consents)

## FIRST FLOOR

### Rear Landing

Approached via staircase from the Entrance Hall with built in airing cupboard.

### Front Double Bedroom 1

11' 0" x 9' 4" (3.35m x 2.84m) with original timber floors, fireplace, central heating radiator, picture rail, windows with sea views.





### En Suite Bathroom

Providing bath and shower, wash hand basin and toilet, part tiled walls, central heating radiator.



## Double Bedroom 2

11' 9" x 9' 5" (3.58m x 2.87m) with carpets over original timber floors, central heating radiator and picture rail.





## En suite Shower Room & toilet





## Double Bedroom 3

15' 4" x 7' 5" (4.67m x 2.26m) with laminated flooring, central heating radiator.





### En suite Bathroom

provides of bath, wash hand basin and toilet, central heating radiator.



### Bedroom 4

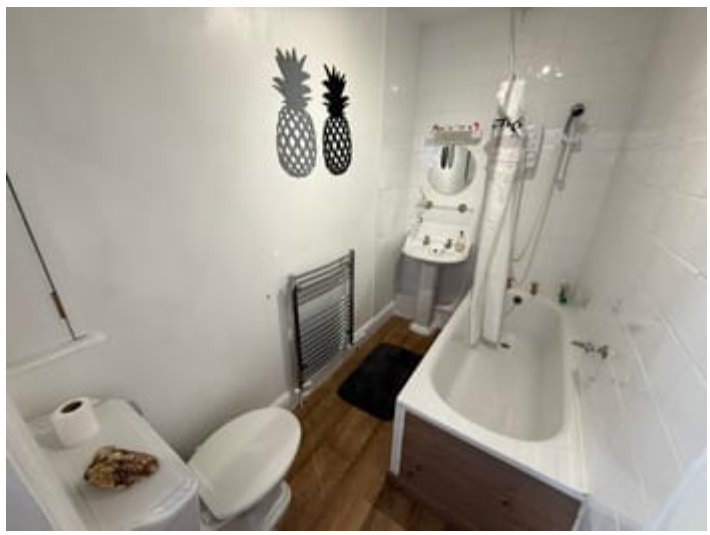
15' 8" x 8' 4" (4.78m x 2.54m)





### En Suite Bathroom

Providing bath with shower over, wash hand basin and toilet, central heating radiator.



### Useful Attic.

With boarded floor

## EXTERNALLY

### To The Front

Pleasant walled forecourt. The property benefits from an extensive roadside frontage with ample parking for up to 6 vehicles









## To The Rear

Side gateway leads to a rear walled in private area of extensive decking and patio and linked to the patio door leading from the kitchen. Lower level patio and and barbecue area with raised flower beds.

Please note - the decking area is in need of replacement.





## Outside W.C.

With flush toilet, wash hand basin, plumbing for automatic washing machine.

## Outbuilding / Store Room

24' 3" x 11' 3" (7.39m x 3.43m) A large General Purpose Outbuilding/Store Room with door to forecourt.

## Adjacent Workshop

30' 0" x 10' 6" (9.14m x 3.20m) Lean to garden shed.

Summer House.

## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

## ANTI MONEY LAUNDERING

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines and legal regulations, our trusted independent and industry recognised partner, Coadjute (Coadjute | Overview), will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. These are legal requirements which we cannot ignore. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. You as a buyer will pay Coadjute directly. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.
PLEASE NOTE : the property will remain on the market until the checks have been completed and passed.

## LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

## Services

Mains Electricity, Water and Drainage. Newly installed oil fired central heating boiler. Telephone subject to BT transfer regulations. PVCu double glazing. Emergency lighting and fire alarms.

Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.




Dolawel SA45 9RE

For illustrative purposes only, not to scale

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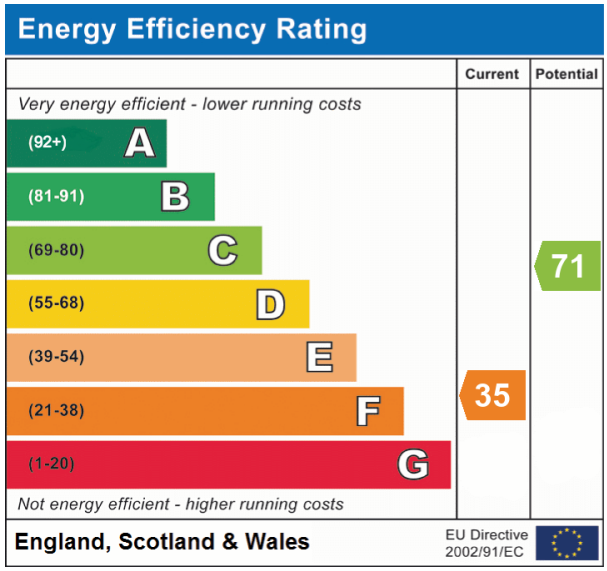
# MATERIAL INFORMATION

**Council Tax:** Band E
N/A
**Parking Types:** Driveway. Private.
**Heating Sources:** Oil.
**Electricity Supply:** Mains Supply.
**Water Supply:** Mains Supply.
**Sewerage:** Mains Supply.
**Broadband Connection Types:** FTTP.
**Accessibility Types:** None.

**EPC Rating:** F (35)
**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

At the seaside village of New Quay proceed south on the A486 Llandysul road. As you pass the main town car park on the left hand side, the property will be found opposite on the right hand side.

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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