MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Substantial 5 bed former sea captains house. On the outskirts of the vibrant fishing village of New Quay. Cardigan Bay - West Wales.









Omia Villa Cnwc y Lili, New Quay, Ceredigion. SA45 9SQ.

£325,000

REF R/5462/ID

Unique opportunity to acquire a substantial detached 5 bedroom former sea captain's residence Located on the fringes of the popular holiday resort and fishing village of New Quay - West Wales**Attractive walled gardens and grounds**Sea views**Private parking and garage**Excellent potential**In need of cosmetic refurbishment with excellent potential**Only a 10 minute walk to the sandy beaches of Traethgwyn and Cei Bach**An increasingly rare opportunity**Double glazing throughout and oil fired central heating**
A WEALTH OF ORIGINAL FEATURES THROUGHOUT

The accommodation provides front porch, ent hall, front lounge, rec room, dining room, kitchen/breakfast room, utility/downstairs shower room. First floor - 4 double bedrooms and bathroom with separate w.c. Second Floor - Loft Room/Bedroom 5.

The property is conveniently located on the fringes of the popular fishing village of New Quay being only a 10 minute walk to the sea and an easy reach of a good range of village amenities including shop, post office, primary school, public houses, restaurants, places of worship, doctors surgery and more. 7 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

GENERAL

Rarely do these opportunities become available for a potential purchaser an opportunity to acquire a most substantial 5 bedroom detached residence believed to be a former sea captain's house. Has many retained original character features such as decorative covings, skirting boards, fireplaces and much more.

The property is in need of cosmetic refurbishment programme, however offers great potential for the right purchaser.

The accommodation provides as follows -

GROUND FLOOR

Front Porch





via glazed hardwood door with engraved 'Omia Villa' fan light above, glazed surround, red tiles and flag stone floor, original door with fan light above into -

Entrance Hall



24' 1" x 5' 1" (7.34m x 1.55m) with original staircase to first floor, decorative arched cornices, central heating radiator, door into -

Front Lounge





13' 7" x 13' 8" (4.14m x 4.17m) with dual aspect double

glazed sash windows to front and side, open fireplace housing a Morso multi fuel stove on a slate hearth, alcove cupboard, 9ft skirting boards and decorative covings.

Reception Room

12' 5" x 12' 9" (3.78m x 3.89m) with double glazed sash window to front, cast iron fireplace, decorative covings, 9" skirting boards, picture rail, central heating radiator.

Utility Room / Laundry Room

9' 2" x 12' 8" (2.79m x 3.86m) housing the worcester oil boiler, alcove cupboards, fitted cupboard units with Belfast sink, low level flush w.c. enclosed shower unit with mira electric shower above, central heating radiator.

Kitchen/Breakfast Room









18' 1" x 15' 3" (5.51m x 4.65m) (max) being L shaped with a range of fitted base and wall cupboard units with formica working surfaces above, stainless steel 1½ drainer sink, dimplex electric oven, 4 ring electric oven, stainless steel cooker hood, exposed beams, under counter fridge, space for large dining table with patio doors to rear garden, double glazed window to side, hardwood door to side.

Dining Room

10' 5" x 13' 10" (3.17m x 4.22m) with double glazed windows to rear and side, central heating radiator, open fireplace housing an log burning stove on a raised hearth, service hatch into kitchen.

FIRST FLOOR

Split Landing

With double glazed window to front of original staircase.



Rear Double Bedroom 1





11' 6" x 9' 6" (3.51m x 2.90m) with double glazed window to side with sea views, central heating radiator.

Rear Double Bedroom 2



12' 10" x 10' 9" (3.91m x 3.28m) with double glazed window to rear with sea views, central heating radiator.

Front Bedroom 3





12' 2" x 13' 7" (3.71m x 4.14m) with dual aspect sash windows with sea views and distant views over New Quay, cast iron fireplace on slate hearth.

Front Double Bedroom 4

12' 0" x 13' 6" (3.66m x 4.11m) with double glazed sash

window to front, cast iron fireplace, central heating radiator.

Rear Hallway



16' 10" x 5' 9" (5.13m x 1.75m) door into airing cupboard housing central heating radiator. Stairs to second floor. Access to -

Bathroom



7' 2" x 5' 11" (2.18m x 1.80m) with panelled bath with hot and cold taps, low level flush w.c. central heating radiator, tiled walls, double glazed window to rear.

Separate w.c.



5' 2" x 3' 9" (1.57m x 1.14m) with low level flush w.c.

Loft Room/ Bedroom 5





22' 8" x 18' 4" (6.91m x 5.59m) with 2 large windows, 9' head height, under eaves storage.

EXTERNALLY

To The Front







Front forecourt with small lawn area, mosaic tiles and patio laid to slabs. Concrete driveway with parking for 2/3 cars with access to -

Garage







10' 2" x 17' 0" (3.10m x 5.18m) with roller door, electricity connected.

Front forecourt with black and cream quarry tiles, patio laid to slabs. Pathways to both sides.

Log Store







9' 5" x 9' 3" (2.87m x 2.82m) useful traditional stone log store under a slated roof.

Rear Garden

An attractive walled rear garden mostly laid to lawn with mature trees and former pig sty. Bordering open fields to rear.

Sea views over Cardigan Bay.













MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

VIEWING ARRANGEMENTS

VIEWING: 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

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

We are advised the property benefits from mains electricity, water and drainage. Oil fired central heating system.

Council Tax Band F (Ceredigion County Council).

Tenure - Freehold.

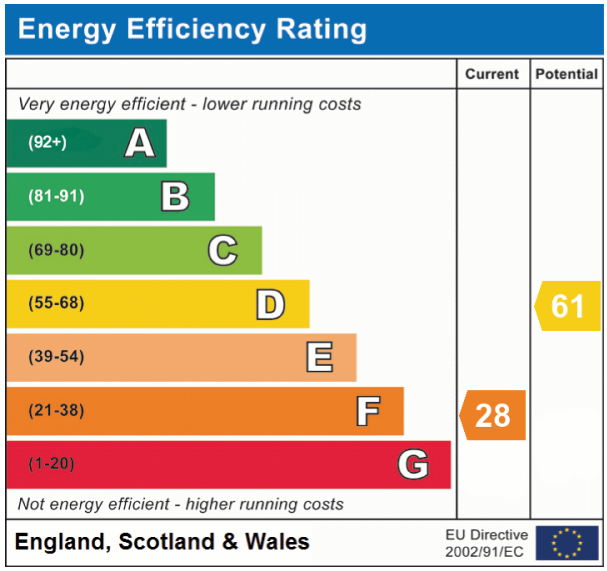
MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway. Garage. 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 (28)
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. At Llanarth turn right alongside the Llanina Arms Hotel onto the B4342 New Quay road. Follow this road to the hamlet of Cnwc y Lili and just before Quay West Holiday Resort and the Cambrian Hotel turn left, proceed up this road for70 yards or so and you will see the property as the last detached house on the left 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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