MORGAN & DAVIES
EST. 1989

Regulated by RICS®

Estate Agents | Property Advisers
Local knowledge, National coverage

Attention First Time Buyers. Impressive 3 bedroom semi-detached home with large private garden enjoying sea views. New Quay, West Wales









5 Field Place, New Quay, Ceredigion. SA45 9QN.

£279,000

R/5527/RD

** Attention First Time Buyers ** Attractive 3 bedroom period semi-detached home ** Immaculately presented and maintained ** Elevated private rear garden with views over the Cardigan Bay coastline ** Useful garden room ** Deceptively spacious level of accommodation ** Modern kitchen & bathroom ** Walking distance to village amenities and sandy beaches ** Ideal opportunity for those seeking to get onto the housing ladder in this coastal hotspot ** Peaceful setting, quiet area of the village ** Contents available subject to negotiation** MUST BE VIEWED TO BE APPRECIATED **

The property is situated in the popular fishing village and harbour town of New Quay with its primary school, doctors surgery, places of worship, good public transport connectivity, local shops, cafes, bars, restaurants and access to sandy beaches and its famous harbour.

The Georgian harbour town of Aberaeron is a 15 minute drive to the north offering a wider range of amenities including a community health centre, secondary school, leisure centre, traditional high street offerings and renowned cafes, bars and restaurants. The property lies equidistant from the larger centres of Aberystwyth to the north and Cardigan to the south.

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

Please note : the contents of the property are available subject to separate negotiation.

GROUND FLOOR

Entrance Hall

18' 5" x 4' 4" (5.61m x 1.32m) accessed via a glass panelled door with LVT flooring, electric socket, radiator, understairs cupboard, access to kitchen and separate access to -





Lounge















12' 2" x 20' 9" (3.71m x 6.32m) with window to front, feature fire place with log burner on a slate hearth, multiple sockets, radiator, exposed beams to ceiling, painted stone walls, open plan into -



Kitchen/Dining Room





14' 5" x 10' 2" (4.39m x 3.10m) with a range of modern white base and wall units, Hotpoint electric oven and grill, electric hobs with extractor over, Formica work top, tiled flooring, washing machine connection, stainless steel sink and drainer with mixer tap, rear window to garden, side glass lean to allowing extra natural light with door to garden. Appliance space, radiator, space for high level dining table.

FIRST FLOOR

Split Level Landing



With access to -

Bathroom





Modern white suite with panelled bath with shower over, single wash-hand basin, radiator, WC, airing cupboard, wood effect flooring.

Main Landing Area

With access to loft.

Rear Double Bedroom 1





9' 6" x 12' 7" (2.90m x 3.84m) with window to garden, multiple sockets, radiator, part tiled roof panelling to walls, exposed beams to ceiling.

Front Double Bedroom 2

8' 2" x 10' 9" (2.49m x 3.28m) multiple sockets, radiator.







Front Bedroom 3



8' 6" x 7' 7" (2.59m x 2.31m) potential double bedroom, window to front, multiple sockets, radiator, fitted cupboard.

EXTERNALLY

To the front -









The property is approached from the adjoining lane with immediate access to the front of the house and gated access to the rear garden.



To the rear -

Lower patio and gravel area with decking enjoying a southerly aspect and side steps leading to raised garden area laid to lawn with mature planting and fenced boundaries to side with distant sea views over Cardigan Bay and stepped up access to -







Garden Room













10' 6" x 12' 7" (3.20m x 3.84m) with electric heater, 12' double doors and glass windows to front.

To the rear of the Garden Room is a further extended garden with space for garden shed and storage.

Please note : the contents of the property are available subject to separate negotiation.

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.

ANTI 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.

Services

The property benefits from mains water, electricity and drainage. Oil central heating.

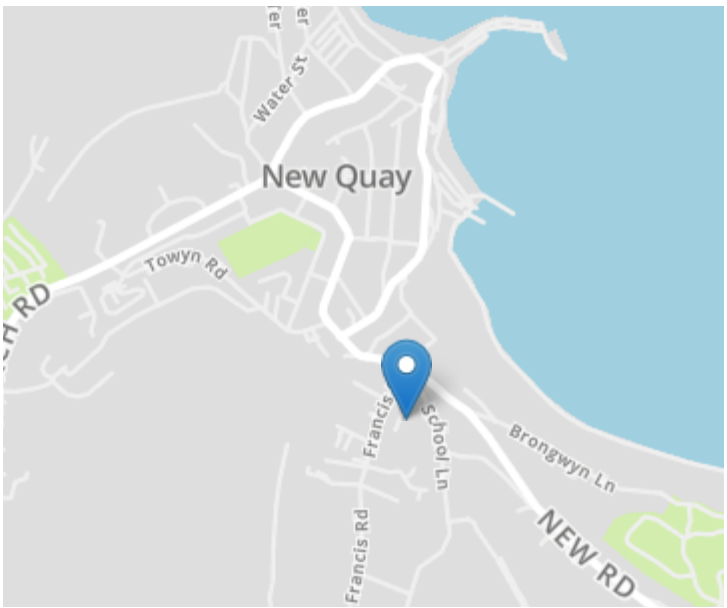
Tenure : Freehold

Council Tax Band : D (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: None.
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

From Uplands Square in New Quay head north heading out of the village. At Costcutters supermarket on your right, take the next right hand turning onto Francis Street. Continue on Francis Street and opposite the bowls club take a left hand turning towards the school and wrap around the corner and number 5 is located 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

Regulated by RICS®