MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Traditional 3 bedroom seaside cottage with breathtaking sea views overlooking the harbour. Parking for 2 cars. Rock Street, New Quay - West Wales.









25 Rock Street, New Quay, Ceredigion. SA45 9PL.

£360,000

REF R/5339/ID

A traditional 3 bed fisherman's cottage Parking for 2 cars**Outstanding uninterrupted sea views over Cardigan Bay and New Quay**A perfect place to watch the dolphins**Charm and character throughout**Idyllic seaside living**Convenient village walk being a level walk to all amenities and sandy beaches**Double glazing throughout**Oil fired central heating**A COASTAL GEM WORTHY OF AN EARLY VIEWING

The property comprises of ground floor double bedroom and lounge and shower room. First floor - 2 bedrooms. Lower ground floor - kitchen, shower room, sitting room and utility room.

The property is situated alongside Rock Street being one of the finest streets within this sought after fishing village of New Quay with its excellent range of local cafes, bars, restaurants, primary school, doctors surgery, places of worship, local shops and services. Access to sandy beaches and the All Wales coastal path. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with the large urban towns of Aberystwyth and Cardigan being a equi distant 30 minute drive.

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GROUND FLOOR

Entrance Hallway

6' 4" x 19' 6" (1.93m x 5.94m) via a hardwood door, central heating radiator, stairs to first floor. Also stairs running down of lower ground floor. Cupboard housing the Grant oil fired boiler.



Double Bedroom 1

14' 7" x 10' 0" (4.45m x 3.05m) with double glazed window to front, central heating radiator.





Rear Lounge

16' 8" x 10' 2" (5.08m x 3.10m) with patio doors leading to juliette balcony offering the most incredible views to watch the dolphins in the bay, double glazed window to side, central heating radiator, wall lights.









Wet Room

5' 4" x 7' 11" (1.63m x 2.41m) upvc aqua boards surround, Mira electric shower, pedestal wash hand basin, dual flush w.c. central heating radiator, extractor fan, frosted window to rear.



FIRST FLOOR

Landing

4' 10" x 7' 7" (1.47m x 2.31m) with double glazed window to rear with sea views.



Front Single Bedroom 2

7' 11" x 6' 4" (2.41m x 1.93m) with double glazed window to front, central heating radiator.



Principal Bedroom 3

14' 5" x 11' 0" (4.39m x 3.35m) with double glazed window to front, central heating radiator, exposed stone wall, built in cupboard.







LOWER GROUND FLOOR

Kitchen

14' 0" x 13' 8" (4.27m x 4.17m) with a range of fitted base and wall cupboard units, electric cooker, tiled flooring, oil fired rayburn Royal, 4'6" opening into -





Sitting Room

17' 2" x 20' 3" (5.23m x 6.17m) with patio door to rear with sea views, quarry tiled flooring, central heating radiator.







Wet Room



6' 6" x 5' 4" (1.98m x 1.63m) with mains concealed shower, dual flush w.c. pedestal wash hand basin, tiled flooring and walls. Towel rail.

Utility



EXTERNALLY

To the Front

The property fronts onto Rock Street.





Private Parking.

One of the main attractions of this property is its private parking with space to park 2 cars. Leading down to -



Rear Garden













The rear garden is mostly laid to patio slabs for ease of maintenance but with mature flowers and shrubs creating a lovely space.

Rear Views









PLEASE NOTE -

There is a pedestrian right of way to the rear of the property for the other properties in the terrace to access their back gardens.

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.

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

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

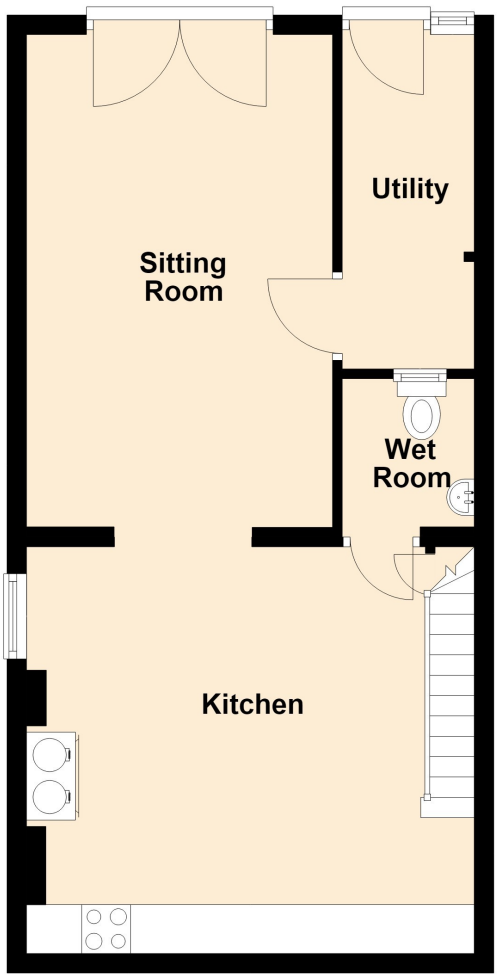
Services

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

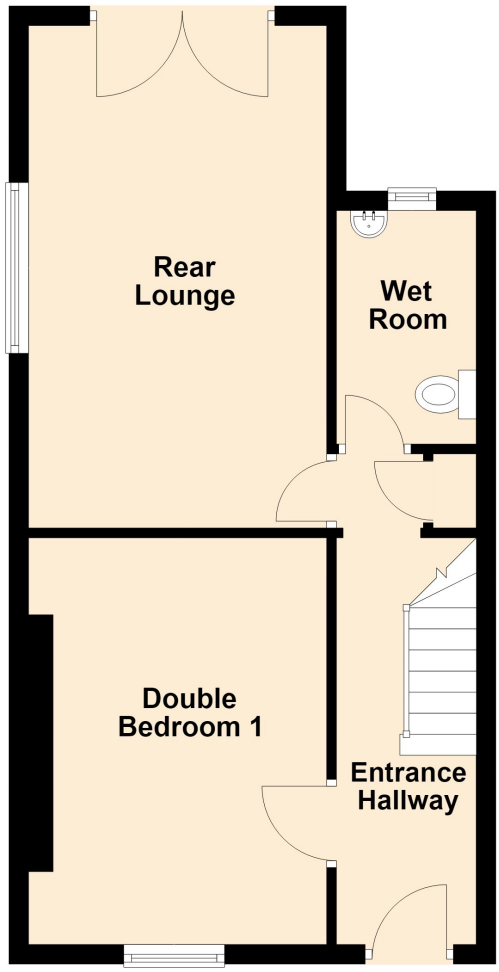
Council Tax Band E (Ceredigion County Council).

Tenure - Freehold.

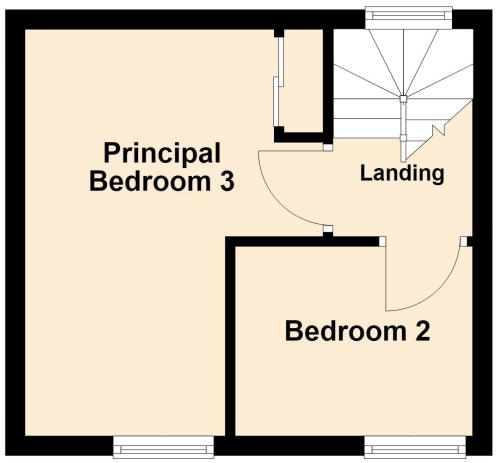
Lower Ground Floor



Ground Floor



First Floor

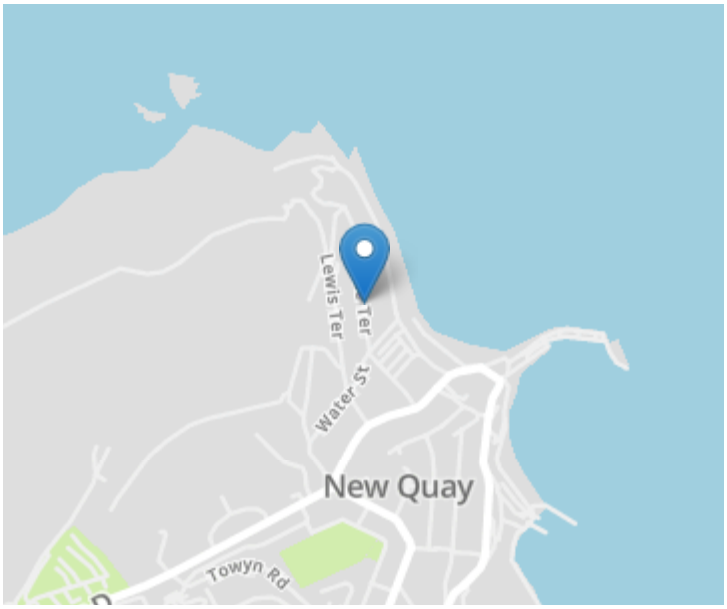


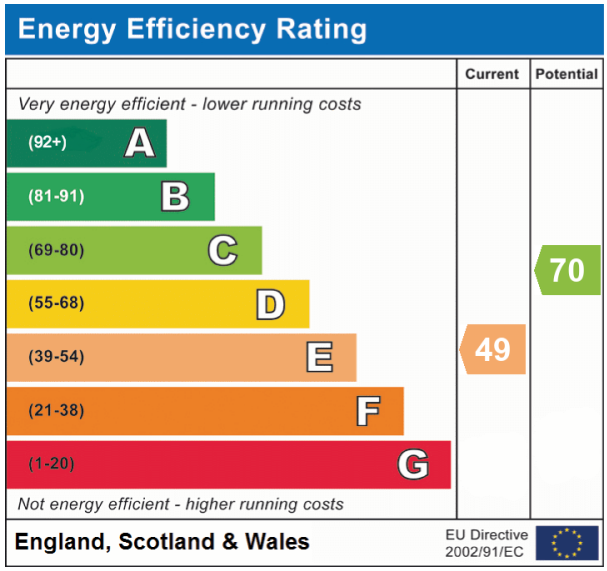
MATERIAL INFORMATION

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

EPC Rating: E (49)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? Yes
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? Yes

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Directions

Travelling along Glanmor Terrace on New Quay seafront, continue to the harbour side along South John Street, around the bend by the Blue Bell, proceed for a further 100 yards, taking the next right hand exist adjacent to the Captains Rendeavous, passing the car park on your left hand side and continue onto Rock Street and the property will be located on the right hand side as an end of terrace.

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

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