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3, Francis Street, New Quay, SA45 9QL

Asking Price £239,000

A deceptively spacious 3 bedroom character property with low-maintenance garden, ideally located within walking distance of New Quay harbour, beach and village amenities.

Situated in a popular residential location, this charming character property offers versatile accommodation, having been extended to the rear to create additional living space. Features include a wood-burning stove, 3 bedrooms (1 ensuite) and a rear conservatory incorporating a useful cloakroom. Outside, the property benefits from an enclosed, easy-to-maintain rear patio and a separate decked terrace, providing ideal spaces for outdoor relaxation and entertaining. Offering an appealing combination of character, space and location, the property would make an ideal permanent home, second home or coastal holiday retreat.

Available chain free and realistically priced to encourage an early sale. Early viewing is highly recommended.

Location

New Quay is one of the most sought-after coastal villages along the Ceredigion coastline, renowned for its picturesque harbour, sandy beaches, colourful seafront and strong maritime heritage. Set on the beautiful shores of Cardigan Bay, the village offers an appealing combination of traditional seaside charm and an active year-round community. The property is conveniently positioned within walking distance of the village centre, where a good range of amenities includes local shops, a primary school, cafés, restaurants, traditional public houses and independent gift shops. The harbour and seafront are approximately a 10-minute walk away, providing opportunities to enjoy the beaches, coastal walks, boat trips and the area's celebrated marine wildlife.

Description

Situated in a popular residential location just a short walk from the centre of the picturesque fishing village of New Quay, this charming and deceptively spacious character property offers versatile accommodation ideally suited to permanent occupation, a second home or a coastal holiday retreat. Behind its attractive, traditional frontage, the property offers considerably more accommodation than might initially be expected, having been extended to the rear. The property affords more particularly, the following accommodation:

Entrance Porch

Attractive half glazed entrance door with characterful stained glass fanlight to:

Hall



Stairs to 1st floor and doors to:

Open Plan Living & Dining Room



One of the main attractions of this house is the impressive open plan living/dining room with exposed timber flooring.

Living Area

11'8 x 9'10 (3.56m x 3.00m)



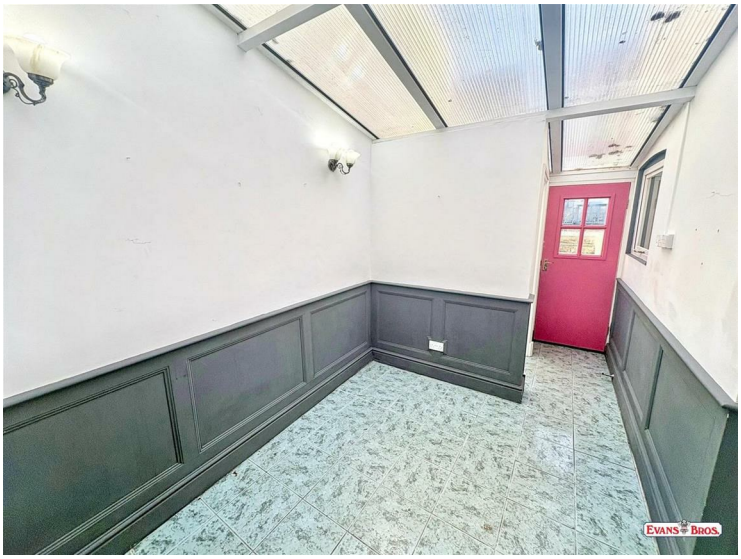
With a characterful Victorian fireplace having wood burning stove inset and feature bay window to front (4'6 x 4'0).

Dining Area
10'10 x 10'0 (3.30m x 3.05m)



With attractive double doors through to:

Rear Conservatory / Sun Room
10'4 x 7'8 overall (3.15m x 2.34m overall)



A lovely, light room.

Cloakroom



Cloakroom off with wash basin, toilet and extractor fan.

Kitchen
17'5 x 7'6 (5.31m x 2.29m)



Having a range of fitted oak fronted kitchen units incorporating a 1 & 1/2 bowl sink unit with mixer tap, fitted oven and hob with extractor hood over, space and plumbing for dishwasher. With tongue and groove ceiling having spotlights and door to rear sun room.

Front Landing



Main Bedroom
11'3 x 11'0 (3.43m x 3.35m)



An ensuite room with feature bay window to front (4'6 x 4'0).

En-Suite Shower Room
8'5 x 4'5 (2.57m x 1.35m)



With shower, wash handbasin and toilet.

Bedroom 2
11' x 8'6 (3.35m x 2.59m)



Having rear window.

Rear Landing



With roof light.

Bathroom



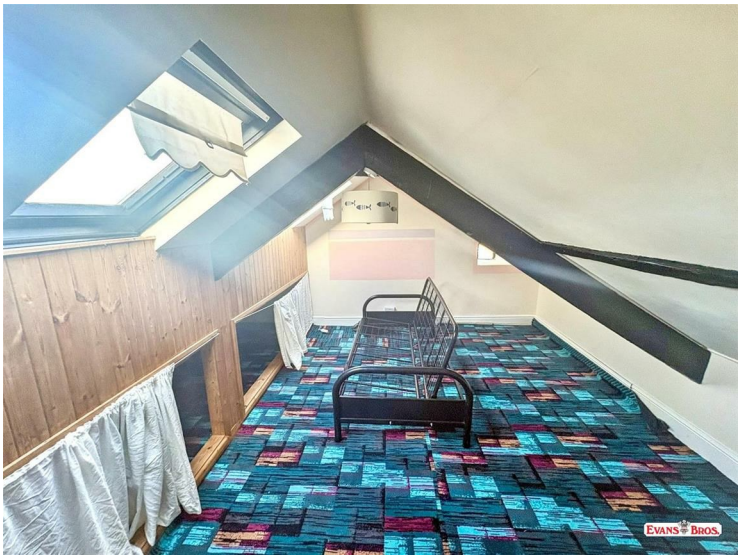
Having bath with shower over, wash basin, toilet, side window and door to storage cupboard.

Bedroom 3
9'7 x 8'6 (2.92m x 2.59m)



Having double aspect windows.

Loft Room
15’6 x 10’8 (4.57m’1.83m x 3.05m’2.44m)



Stairs lead up from the landing to a useful loft room with two Velux roof windows and small side window with access to under eaves storage areas.

Externally



The property benefits from a traditional front railed forecourt, providing a pleasant entrance.

Rear Enclosed Patio Area



To the rear, there are steps leading up to an initial gravelled patio area which is followed by:

Decked Terrace



With small greenhouse, storage building and with covered pergola; providing an excellent space for alfresco dining.

Services

The property benefits from mains water, mains drainage and mains electricity.

Council Tax Band D

Council Tax Band D with amount payable for 2026/2027 being £2431

Directions

On entering New Quay turn left by the former Adams Garage on to Francis Street and No 3 can be found on the left.

Approx Gross Internal Area
132 sq m / 1418 sq ft



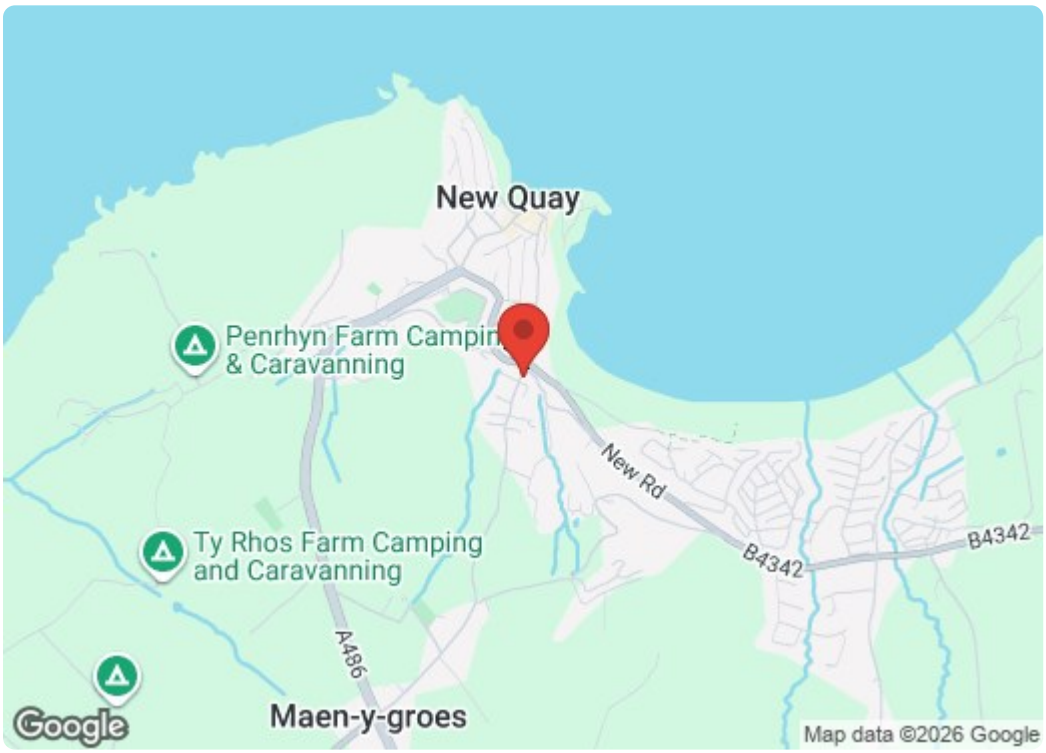
Ground Floor
Approx 63 sq m / 675 sq ft

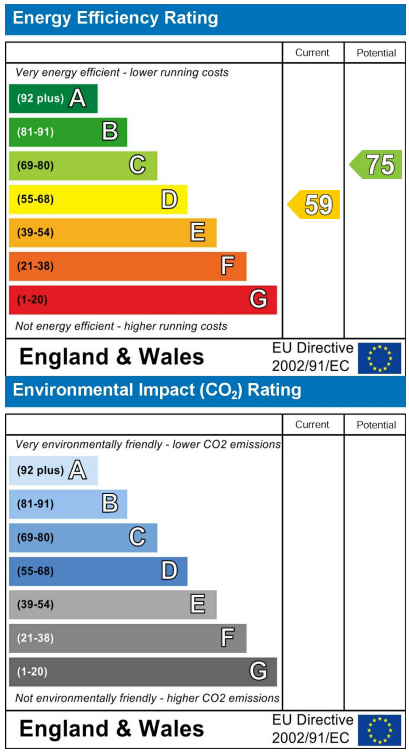
First Floor
Approx 49 sq m / 526 sq ft

Second Floor
Approx 20 sq m / 217 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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