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**1 Harbour Cottages, New Quay, SA45 9SH**

**Asking Price £399,000**

A substantial detached house offering up to five bedrooms 2 bathroom accommodation with side conservatory in a popular coastal location within walking distance of Cei Bach and Llanina Point beaches and also on the outskirts of the popular seaside fishing and tourist village on New Quay, renowned for its sandy beaches and pretty harbour.

Available chain free.

## Location



The property is attractively located in the popular location on the outskirts of the sought after village of New Quay, renowned for its sandy beaches and providing a good range of facilities including primary school, chemist, doctors surgery, bars, restaurants, shops etc. and is within walking distance to the popular Cei Bach and Llanina Point beaches. The property is also conveniently positioned, being a short walk from a regular bus route with seasonal shop located on the Quay West complex nearby.

## Description



A substantial property, we believe built in the 1990's offering diversely appealing accommodation with annexe potential and with the benefit of oil-fired central heating and double glazed windows. The property has the benefit of a large side conservatory together with ground floor bedroom/dining room and in our opinion, the ground floor bedroom, rear kitchen area and shower room could be adapted to form a self-contained annexe if so required. The property affords more particularly the following:

### Front porch

Leading to

## Reception hall

14'8 x 8'9 (4.47m x 2.67m)



A spacious entrance to the property with radiator, access to understairs storage cupboard, double doors opening to living room.

## Living Room

15'10 x 14'7 (4.83m x 4.45m)



With large bay window to front and feature brick fireplace having a flue inset, French doors to rear terrace, radiator, beamed ceiling, doors to large conservatory.

### Conservatory

15'2 x 15 (4.62m x 4.57m)



With radiator, French doors to rear garden.

### Rear kitchen area

20 x 6'4 (6.10m x 1.93m)



With solid floor, fitted kitchen units having sink unit, rear entrance door, door to ground floor bedroom.

### Kitchen

11'2 x 9'7 (3.40m x 2.92m)



Having solid floors, fitted range of kitchen units at base and wall level, range with extractor hood over.

### Ground floor bedroom

14'11 x 11'6 (4.55m x 3.51m)



Radiator, double aspect windows, beamed ceiling.

**Inner hallway**



Off the kitchen area. Leading to storage cupboard and shower room, having corner shower cubicle, wash handbasin and toilet.

**First floor**



With landing area

**Rear double bedroom 1**  
17 x 8'3 (5.18m x 2.51m)



Radiator, built in wardrobe and double aspect windows.

**Front bedroom 2**  
15'10 x 7'2 (4.83m x 2.18m)



Radiator, built-in wardrobes.

### Bedroom 3

12'5 x 7 (3.78m x 2.13m)



Radiator, double aspect windows having distant sea views, built in wardrobes

### Bedroom 4

12'7 x 6 (3.84m x 1.83m)



Radiator

### Family bathroom



Having bath, wash handbasin, toilet, radiator and corner shower unit.

### Externally



The property is located on a spacious plot backed onto a wooded area with babbling brook and has ample parking on the gravel driveway leading to the garage. Lawned garden and rear patio and terrace with timber workshop.

## Garage

18 x 9 (5.49m x 2.74m)



With up and over door.

## Timber workshop

12 x 8 (3.66m x 2.44m)



## Services



We are informed that the property is connected to mains electricity, mains water and mains drainage, oil-fired central heating, broadband connected.

## Directions



From Aberaeron take the A487 coastal road south towards Llanarth, turning right towards New Quay by the Llanina hotel. Continue through Gilfachrheda and on entering Cnwc y Lili, just before the Quay West caravan park, turn right and the property can be found on the right hand side as identified by the agents For Sale board.

## Council Tax



We understand the property is in council tax band 'E' with the amount payable per annum being £2309.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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