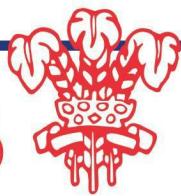


# EVANS BROS.

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**Neuadd Rock, 22, Rock Street, New Quay, Ceredigion, SA45 9PL**

**By Auction £250,000**

To be offered for sale by online auction (Date TBC)

\*\* Guide price of £250,000 \*\*

\*\* This property is sure to attract considerable interest \*\*

This delightful Grade II listed character cottage provides spacious 3 bedroom and 2 bathroom accommodation and presents a unique opportunity for those seeking a picturesque retreat directly overlooking the sea and within level walking distance to the centre of New Quay. The attractive kitchen - diner is a highlight of the property, providing a warm and inviting space for culinary endeavours and social gatherings. The valuable off-road parking is a significant advantage in this coastal area, where parking can often be a challenge, while the terraced rear gardens offer a great outdoor space, perfect for relaxation or entertaining, all while enjoying the breath-taking views over Cardigan Bay.

Whether you are looking for a permanent residence or a holiday retreat, this impressive cottage is a must-see.

## Location



Located in one of New Quay's prime terraces, the property is within level walking distance of the sea front and shops, cafes and restaurants of New Quay, enjoying direct sea views over Cardigan Bay. New Quay is renowned for its blue flag sandy beaches and popular eateries, while having the benefit of a doctor's surgery, pharmacy, primary school and places of worship. The property is also convenient to the larger town of Aberaeron to the north with the service centres of Cardigan to the south and Aberystwyth further north.

## Description



An imposing Grade II listed property offering spacious accommodation with many characterful and charming features but would benefit from some upgrading to enhance the comfort of this lovely home. The property has the benefit of electrical heating with an oil-fired Rayburn and affords more particularly, the following:

### Front Reception Porch

With feature stained glass inset to windows and front door.

With uPVC door to:

## Entrance Hall



With feature coving, stairs to first floor and stairs to cellar.

### Kitchen - Dining Room

18'5 x 10'3 (5.61m x 3.12m)



A lovely room being ideal for entertaining with a range of good quality kitchen units to base and wall level with granite work surfaces and splashback, together with a 1.5 bowl sink unit with mixer tap, electric oven with 2 ring hob, integrated microwave, fridge and dishwasher. The kitchen area has a tiled floor and rear window.

## Front Dining Area



With front window directly overlooking the sea and feature exposed stone wall.

## Living Room

18'4 x 11'8 (5.59m x 3.56m)



With front window overlooking the sea, Victorian style fireplace with tiled inset having LPG coal-effect fire inset, electric heater, fitted corner cupboard and rear uPVC door leading to rear terraced gardens.

## Rear Utility Room

10 x 6'5 (3.05m x 1.96m)



With a range of fitted kitchen units incorporating a sink unit, plumbing for automatic washing machine and space for tumble dryer, with external door to small courtyard with external W.C. and store room.

## Cellar

10'11 x 10'5 (3.33m x 3.18m)

A great space to provide extra storage.

## First Floor

### Rear Bedroom 1

8'3 x 10'11 (2.51m x 3.33m)



With side window.

## Front Landing

With stairs to Loft Room.

**Front Bedroom 2**

18'10 x 11 (5.74m x 3.35m)



With large front window having panoramic views over Cardigan Bay, rear window, electric heater and ensuite shower room.

**Ensuite Shower Room**

8'5 x 7'5 (2.57m x 2.26m)



With double sided shower cubicle having electric shower unit, wash handbasin, toilet, heated towel rail and front window.

**Front Bedroom 3**

11'5 x 10'3 (3.48m x 3.12m)



With front window and electric heater.

**Bathroom**

10'4 x 7'6 (3.15m x 2.29m)



Comprising of a traditional roll-top bath, corner shower unit with electric shower, toilet, wash handbasin, heated towel rail and rear window.

**Loft Room**

## Externally



A feature of this property is its outside space. There is a terrace on the opposite side of the lane directly overlooking the sea which would be ideal for those morning coffees.

## Rear Terraced Gardens



A considerable expense has been invested to terrace the rear gardens to make an adaptable and useful al fresco space with steps leading up to the valuable private parking towards the end of Marine Terrace with a tarmac surface.

## Rear Parking Area



## Services

We are informed that the property benefits from connection to mains electricity, mains drainage and mains water with electric heating and uPVC double glazing to rear.

## Council Tax Band E

Amount payable being £2803 for 2025/2026.

## Registering for the Auction

Before bidding, prospective buyers will firstly need to register. Please click on the Evans Bros website [www.evansbros.co.uk](http://www.evansbros.co.uk) search for "New Quay" on the auction pages register and click on the Blue "Log In / Register To Bid" button.

## Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn. A legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance

<http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

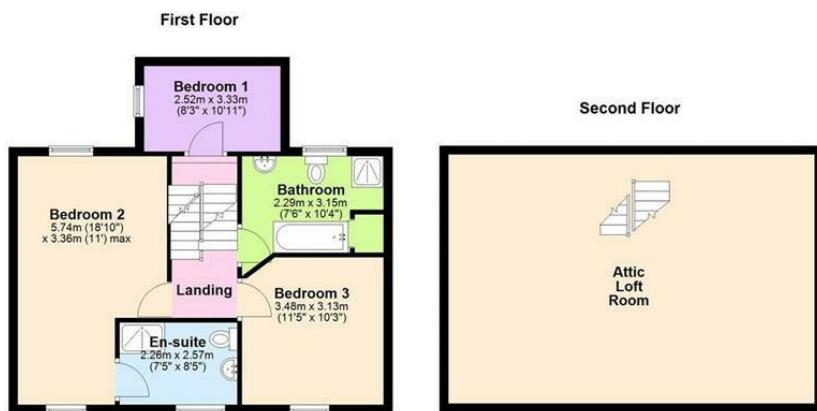
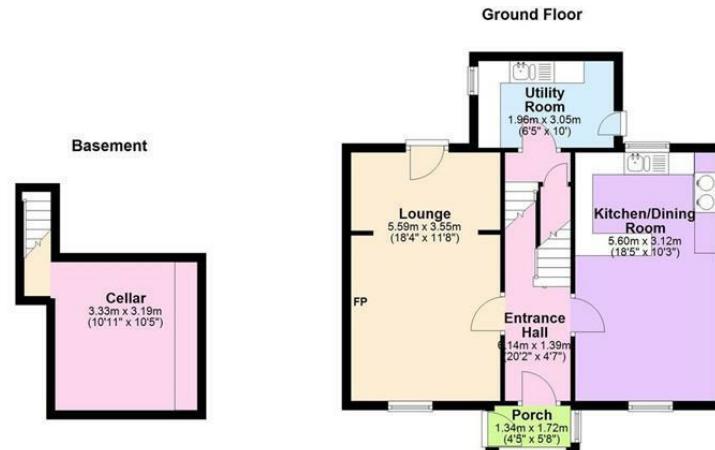
The purchase is also subject to a buyers premium of £1,500 plus VAT payable to the auctioneers and other costs including the reimbursement of the search fees. Please refer to legal pack for actual amounts payable.

## Guide Prices

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

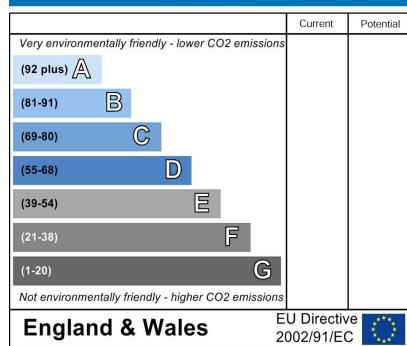
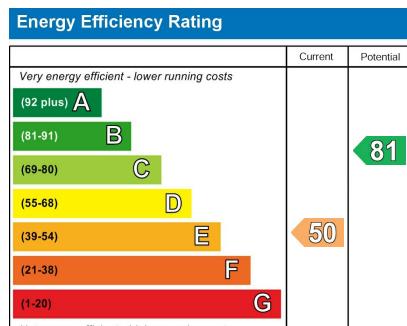
## Auction

For sale by online auction unless previously sold or withdrawn. A legal pack will be provided at least 14 days prior to the auction which can be inspected at the auctioneers or solicitor's offices. A buyers premium of £1500 plus VAT payable to the auctioneers will be payable by the successful purchaser along with other fees as outlined in the legal pack.



Total area: approx. 164.2 sq. metres (1767.2 sq. feet)  
 The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.  
 Plan produced using PlanUp.

22 Rock Street, New Quay



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