

GROSS INTERNAL AREA
FLOOR 1: 730 SQ FT, 68 m²; FLOOR 2: 730 SQ FT, 68 m²; FLOOR 3: 730 SQ FT, 68 m²; FLOOR 4: 753 SQ FT, 700 m²
TOTAL: 2980 SQ FT, 269 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Glencoe Lewis Terrace, New Quay, Ceredigion, SA45 9PG

- Spectacular Sea Views of Cardigan Bay
- 4 Double Bedrooms w/ En-suite Bathrooms
- Open-Plan Kitchen / Dining Room
- Architect Designed
- Oil Central Heating & Solar Panels
- Sea Side Property in Elevated Position
- 1 Bed Self-Contained Ground Floor Annexe
- Modern & Contemporary
- Off-Road Parking for Multiple Vehicles
- SAP Rating : B

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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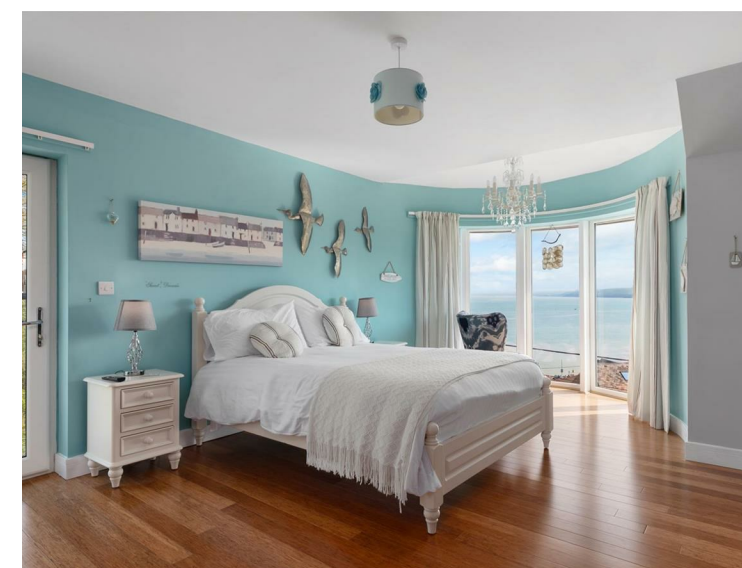
Occupying a commanding position with spectacular views of the pristine Cardigan Bay coastline with its' regularly seen bottle-nosed dolphins and set within the popular coastal resort of New Quay with its historic, imposing pier and golden beaches, this property is truly an impressive residence.

Set over three floors it offers versatile living accommodation including four double bedrooms, each with en-suite bathrooms, and a further self-contained one bed annexe on the ground floor. It appeals to a broad range of buyers and would be suitable as a family home with the ground floor annexe used as a dedicated "work from home" space or alternatively used as a multi-generational home bringing more than one generation under one roof whilst each maintaining a sense of privacy.

It could be utilised to create additional income as a holiday let, solely letting out the ground floor annexe or additionally the two en-suite bedrooms at first floor level as well - the options are endless!

This architecturally built home perfectly matches its' position with superb sea views specifically incorporated into every single room and it has been finished to an exceptionally high standard with no detail spared - viewing highly recommended to appreciate all this property has to offer!

The ground floor annexe can be entered via the main door into the reception room where the stairs to the rest of the house is situated or alternatively there are two sets of glazed double doors which open directly without steps into the open-plan living room / dining area. The annexe has a kitchen with matching base and wall units, a wood effect worktop, electric oven and grill and a range of fitted appliances and a washing machine. The double bedroom with curved feature window, has fitted cupboards and wood effect laminate flooring. There is a practical wet room with shower, pedestal basin, toilet and heated towel rail perfect for after a day spent at the beach!



Continuing upstairs to the First Floor, at the landing level there is a built in lockable airing cupboard housing the hot water system with a Worcester condensing boiler and also Solar Panel controls for the hot water system.

The Double bedroom has 9ft wide French doors and a Juliette glazed balcony with wide-ranging coastal views. It has a truly unique curved en-suite shower room with slate tiled floor, walk in shower and a heated towel rail. The second double bedroom on this floor has a curved window overlooking the village and the sea, and an en-suite shower room situated to the rear of the property. Engineered oak flooring and built in wardrobes feature in both of these double bedrooms.

The Second floor is accessed via a lockable glazed door and curved landing, this is the heart of the property with a spectacular open-plan lounge, kitchen and dining space, all enjoying fantastic panoramic coastal views. There is again 9ft wide French doors with a Juliette glazed balcony, a curved four - pane window and side aspect window allowing plenty of natural light into this space, a glazed door leads externally to the enclosed balcony allowing for a seamless transition to dining al-fresco whilst taking in the sea air and views.

The modern and well-equipped kitchen, has Velux windows above, tiled walls and a slate tiled floor, a fitted range of base and wall cupboard units with Formica working surfaces, a breakfast bar, integrated fridge freezer, dishwasher and a Lamona dual fuel stainless steel cooking range a wine cooler. A door from the kitchen leads to the handy utility room and separate W/C. This whole space is perfectly designed to easily entertain friends and family.

On the third floor the remaining bedrooms are found, finished to a exacting standard as the others, however at this elevated position, the views are even more incredible. The Master bedroom features a large curved window bay to the front, perfectly framing the views of Cardigan Bay and allowing you to peer down on the busy village below. The en-suite bathroom has a Jacuzzi bath whilst the other double bedroom at this level has a similar feature curved shower room with mosaic tiled wall.

Externally there is a walled boundary, plenty of off-road parking, and an enclosed patio area.

Viewing highly recommended !

DIRECTIONS

From Cardigan head North East on the A487 for around 15.6 miles until you reach the village Synod Inn. Turn left opposite the bus stop sign posted New Quay. Continue along this road to New Quay for 4 miles As you enter the New Quay you will reach Uplands Square, take the road down the side of The Sea Horse Public House which will take you onto the 1 way system down towards the sea front. Follow the road until you reach the harbour and pier then turn left. Follow the road round to the left, do not turn right towards the car park but keep to the left of the Captains Rendevous Fish & Chip restaurant, drive up hill passing The Pepper Pot Restaurant on the right then the Shell Shop, do not take the 1st right hand turning but carry up hill to the 2nd right hand turning which will take you into Masons Row. At the end of Masons Row you will see the property directly in front denoted by our for sale board. What Three Words ///decimal.asleep.fuse

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'H' Ceredigion
AGENTS NOTE: We have not been provided any planning consents or building regulations, should they be necessary. Details accurate at date of listing.

Ref: LW/LW/05/24/OK_LW

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



AERIAL VIEW

