



1, Field Place, New Quay, SA45 9QN

Offers in the region of £225,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021







# 1, Field Place, SA45 9QN

- Characterful 2-bedroom stone cottage in New Quay
- Walking distance to beach, harbour, and amenities
- Split-level kitchen/dining area with exposed beams
- Parking area
- Side lane location within a seaside village
- Sea views from the upper level
- Double glazing and a composite front door
- Enclosed, low-maintenance slate gravel garden
- Electric heating throughout
- EPC rating : F

## About The Property

This traditional 2-bedroom Welsh stone property in New Quay offers an ideal location just minutes from sandy beaches and village amenities. With a blend of character features and practical updates, it's perfectly suited for enjoying coastal living.

This 2-bedroom stone cottage is a characterful gem in the heart of New Quay, a popular seaside village on Cardigan Bay. Located on a side lane, the property is only a short walk from sandy beaches, the harbour, and local shops, making it a great choice for anyone looking for a coastal lifestyle or a holiday home.

The cottage offers traditional charm with modern comforts, including double glazing and an electric heating system. On entering through the recently installed grey composite front door, the tiled hallway features a useful understairs cupboard and leads to the sitting room and kitchen. The sitting room has exposed ceiling beams and a raised stone hearth.

The kitchen/dining area, also on a split level, continues the cottage's charm with exposed beams and practical white gloss units. There's space for a cooker, and a half-glazed uPVC door provides access to the rear garden. The ground floor also houses the shower room, featuring a tiled shower cubicle, appliance space for a washing machine, w/c and wash hand basin.

Upstairs, the L-shaped landing has an additional handy storage cupboard and the landing leads to the two bedrooms. The larger bedroom has a side-facing window, while the smaller bedroom enjoys a lovely sea view. Built-in cupboards provide useful storage.

Outside, the property offers flexibility with a low-maintenance garden area enclosed by a galvanised gate and walled boundaries. The space, laid with slate gravel, there is also on-street parking next to the cottage.

Whether as a permanent home or a coastal retreat, this stone cottage blends character, practicality, and a fantastic location by the sea.

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Hall

10'10" x 4'1" (3.309 x 1.254)

Lounge

11'8" x 10'11" (3.560 x 3.336)

Kitchen

11'7" x 10'11" (3.544 x 3.352)

Shower Room

10'1" x 4'3" (3.090 x 1.302)

Landing

11'9" x 5'9" (max) (3.589 x 1.768 (max))

Bedroom 1

11'9" x 8'1" (3.588 x 2.487)

Bedroom 2

10'8" x 6'9" (3.254 x 2.071)

Storage



**IMPORTANT ESSENTIAL INFORMATION:**

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE:

PARKING: On-Street Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

BROADBAND: Not Connected. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal

Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special

Accessibility/Adaptations on this property. COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per

property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE

APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Located next to the village primary school. The owners have informed us that the fixtures and fittings will be available via separate negotiation.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/12/24/OK/TR









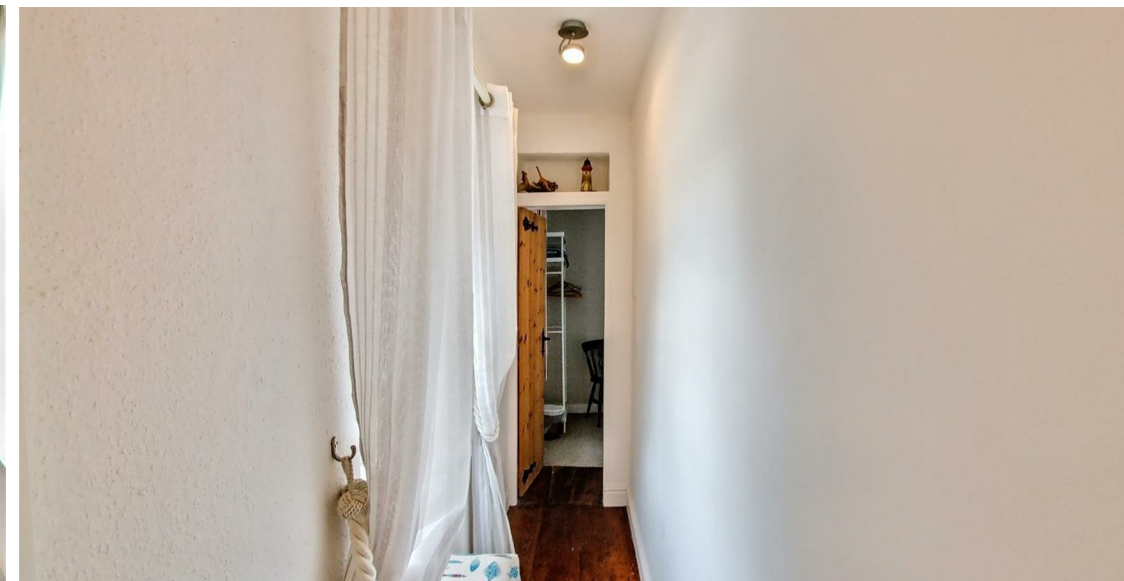


## Directions

From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, Pass the turning down to the harbour, and take the next right up towards the bowling green, Turn left before the bowling green onto Field Place and No1 is located on the right, before you reach the primary school.

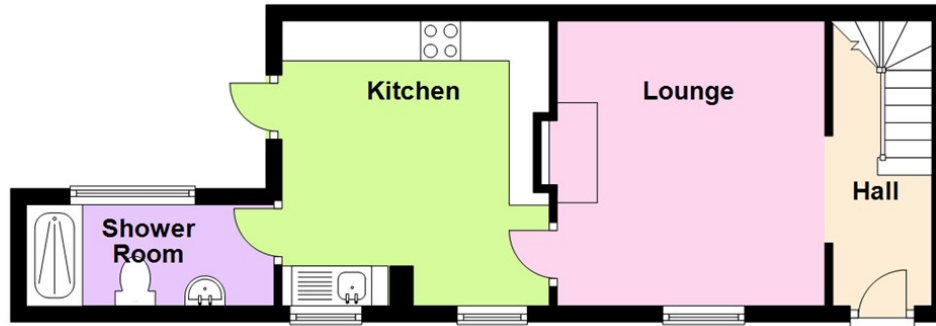
## INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

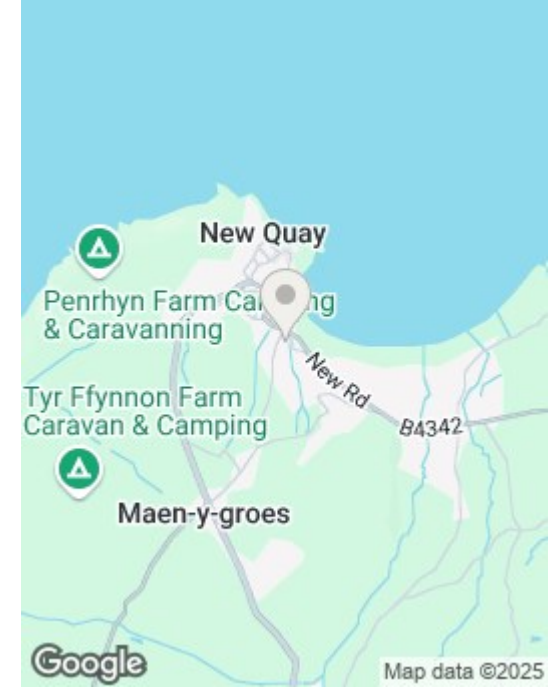
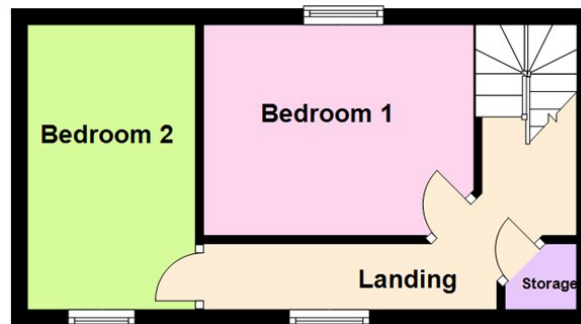




### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</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>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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