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**Penwig Isaf South John Street, New Quay, Ceredigion, SA45 9NN**

**Guide Price £575,000**

**\*\*\* New Quay\*\*\*Prime Positioned Property\*\*\***

One of the principle residential properties in New Quay, centrally positioned overlooking the beaches and close to all amenities. A pretty Georgian property offering spacious 2 reception room 4 bedroom accommodation with valuable off road parking to the front and attractive rear garden. Superbly positioned in the village of New Quay within walking distance of all amenities including the sandy beaches.

Imagine coming home to this lovely house after a busy day on the beach, where you can enjoy New Quay and all it has to offer. If you're looking for a coastal retreat and a place to create lasting memories with your loved ones, this property is perfect for you. Don't miss out on this wonderful opportunity to make this house your own!

The convenience of having a parking space for 3 vehicles means you'll never have to worry about finding a spot after a long day out.

## Location



Rarely does a property of this location come available for sale on the open market being centrally located within the village of New Quay within walking distance to its many popular shops, bars and restaurants. New Quay is a noted seaside fishing resort on the West Wales coastline, renowned for its sandy beaches and good range of local amenities including doctors surgery, chemist, shops, primary school and also convenient to the destination town of Aberaeron being close by. Well positioned for the popular seaside resorts and secluded coves along the Ceredigion coastline including Cwmttydu, Llangranog, Tresaith, Aberporth etc.

## Description



An attractive Georgian style residence reputed to be one of the oldest dwellings in the village, being the farmhouse to the original Penwig Farm. This characterful property has many original features typical of this style of Georgian property with modern conveniences such as uPVC double glazing, oil-fired central heating and affords the following accommodation:

## uPVC entrance porch



Tiled floor. Original front entrance door

## Hallway

14'1 x 6 (4.29m x 1.83m)



With strip pine flooring, radiator, access to understairs storage cupboard

## Living room

14 x 12'10 (4.27m x 3.91m)



An attractive room with front window, strip pine flooring, Victorian fireplace, picture rail and two storage cupboards.

### Dining room

13'10 x 13'5 (4.22m x 4.09m)



With strip pine flooring, Victorian fireplace, two recessed arch alcoves, beamed ceiling, picture rail, radiator and front window.

### Kitchen

12'6 x 6'6 (3.81m x 1.98m)



With range of modern fitted kitchen units at base and wall level incorporating one and a half bowl sink unit with mixer tap, fridge freezer space, fitted oven and hob with extractor hood over, beamed ceiling, tiled floor. Door to

### Utility room

16'6 x 6'5 (5.03m x 1.96m)



With range of base units incorporating storage cupboards, work surface, integrated dishwasher and space for automatic washing machine, rear entrance door, door to Cloakroom with W.C. with door to understairs storage area, leading to

### Further storage room

11'9 x 6'9 (3.58m x 2.06m)

Rear window, beamed ceiling.

### Boiler room

Housing the Grant oil-fired central heating boiler.

### First floor

Access via an easy rise Georgian style staircase.

### Half landing

Rear window.

### Bedroom 4

11'9 x 6'9 (3.58m x 2.06m)

Radiator, rear window.

### Main landing



### Bedroom 1

13'10 x 13 (4.22m x 3.96m)



Victorian fireplace, front window overlooking the beach with lovely sea views, feature cupboard with astragal glazed doors, radiator, picture rail.

### Bedroom 3

14 x 10'10 (max) (4.27m x 3.30m (max))



Front window with lovely views overlooking the main beach, radiator, picture rail.

### Bedroom 2

10 x 9 (3.05m x 2.74m)



Radiator, front window overlooking the beach with lovely sea views.

### Bathroom

12'6 x 8 (3.81m x 2.44m)



With modern bathroom suite comprising of panel bath, separate shower cubicle, wash handbasin, toilet, heated towel rail, easy clean panelled walls, doors to storage cupboard.

## Cloakroom area



from a short set of steps leading to a cloakroom housing wash handbasin and toilet.

## Externally



One of the main attractions of this property is the valuable offroad parking to the front with gated entrance leading to a resin topped driveway for ease of maintenance with parking for several vehicles. To the rear of the property is an attractive garden area, laid to lawn areas with concrete paths, oil storage tank, enjoying distant sea views over the rooftops to the rear.

## Tenure

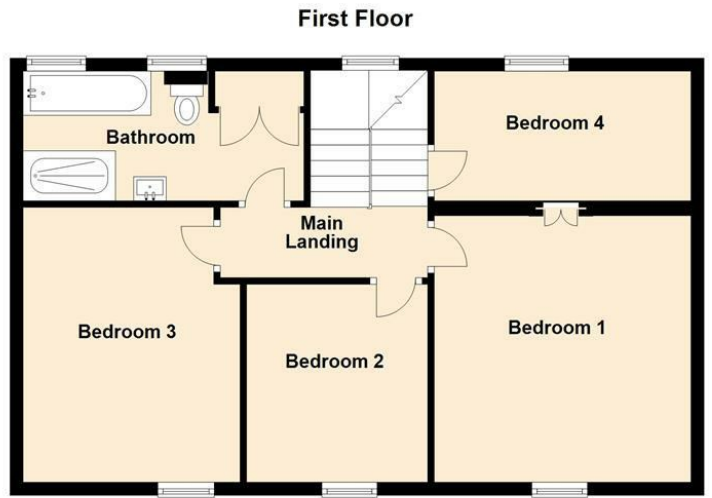


Freehold - vacant possession will be available at the end of September 2024.

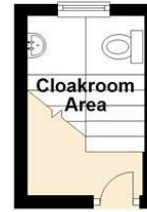
## Directions



The property can be found in the centre of the village of New Quay as identified by the agents For Sale board.



### Second Floor



For illustration purposes only, floor-plan not to scale and measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	79
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	46
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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