

www.evansbros.co.uk



1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Bronant, 3 Water Street, New Quay, Ceredigion, SA45 9PF

Guide Price £295,000

Nestled in the picturesque village of New Quay, this charming coastal cottage offers a delightful retreat for those seeking a seaside lifestyle. A feature of this pretty 3 bed cottage, are the characterful exposed stone walls, which add a touch of rustic charm to the accommodation. The modern kitchen and contemporary bathroom complements the overall appeal of the property, ensuring that both style and practicality are at the forefront of this lovely home. One of the standout features of this cottage is the easy-to-maintain rear patio, which boasts sea views and is perfect for those lovely alfresco evenings spent taking in the beautiful sunsets.

Whether you are looking for a permanent residence or a holiday getaway, this coastal cottage in New Quay presents a great opportunity to embrace a lifestyle filled with sun, sea, and sand.

Location

The property is located in the quiet side street just off the centre of New Quay, within walking distance of its popular beaches and a good range of facilities including popular cafes, shops, bars and restaurants together with primary school, Doctors surgery and chemist. New Quay is a popular seaside destination town renowned for its sandy beaches along the West Wales Heritage Coastline while also being convenient to many similar villages such as Llangrannog and Aberporth, together with the larger towns of Aberaeron to the north and Cardigan to the south.

Renowned for its stunning sandy beaches, New Quay is a popular destination that perfectly combines coastal living with a vibrant community atmosphere.

Description



Bronant is an attractive 3 bedroom cottage with many character features, such as exposed stone walling and has the benefit of LPG gas fired central heating and uPVC double glazing. The property provides well presented accommodation and in our opinion is ready for immediate occupation. The property provides more particularly the following:

Front entrance doorway



With feature original stained glass insets, leading to:

Hallway



Having an attractive black and white imposing tiled floor, access to two understairs storage areas and radiator.

Living / Dining room

19'1 x 13'9 (5.82m x 4.19m)



This is, in our opinion, the heart of this lovely home.

A warm and inviting room with its exposed stone walling and feature chimney breast with fireplace housing a wood burning stove. Attractive arched cupboards to side, beamed ceiling, front window, exposed timber flooring and radiator.

Rear dining area



Tiled floor, spot lighting, plumbing for automatic washing machine and rear entrance door.

Kitchen

9'6 x 8'8 (2.90m x 2.64m)



Having a range of modern kitchen units at base and wall level, incorporating a Belfast sink unit, fitted electric oven and hob with extractor hood over, tiled floor and radiator with tongue and grooved ceiling and walls.

First floor

Front landing

Bedroom 1

11'7 x 10 (3.53m x 3.05m)



An attractive room with rear window having sea views, exposed stone walling, timber flooring and radiator.

Front bedroom 2

13'9 x 6 (4.19m x 1.83m)



With exposed floor boards, two radiators and two front windows, large built in walk in wardrobe, this may have potential to create an ensuite area.

Rear study landing area



Access to loft bedroom, understairs storage area and radiator.

Bathroom



Being refurbished in a contemporary style suite, having a modern, easy access double sized shower cubicle, wash handbasin, toilet, boiler cupboard housing the LPG boiler, towel rail, radiator and Velux roof window.

Loft room

19' x 12'10 (5.79m x 3.91m)



With limited head room. A lovely room with dormer windows having attractive sea views, exposed A frame, exposed timber floor boards and radiator.

Externally



The property benefits from street parking to the front and is accessed via the gate in the front railed forecourt.

Rear Patio



The property has an attractive paved rear patio area with elevated terrace, from where you can enjoy the dramatic sunsets. Rear storage area with electricity connected.

Directions

On entering New Quay from Llanarth, go straight on rather than turning for the sea front. Proceed along Park Street, down Hill Street and at the bottom of the hill take a half right hand turning into Water Street where Bronant is just around the corner on the right hand side as identified by the agents for sale board.

Services

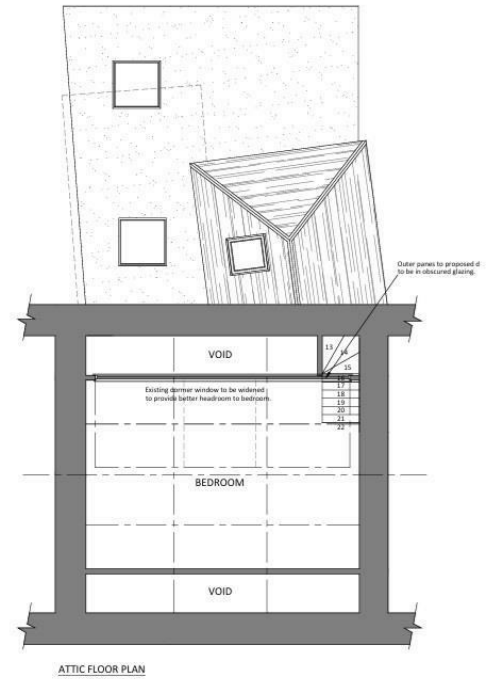
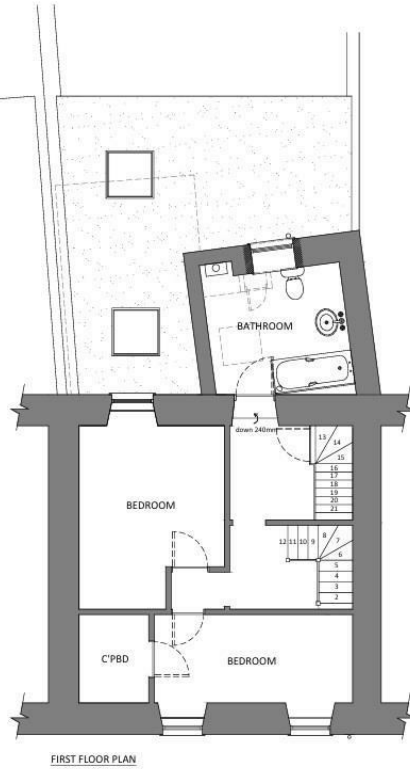
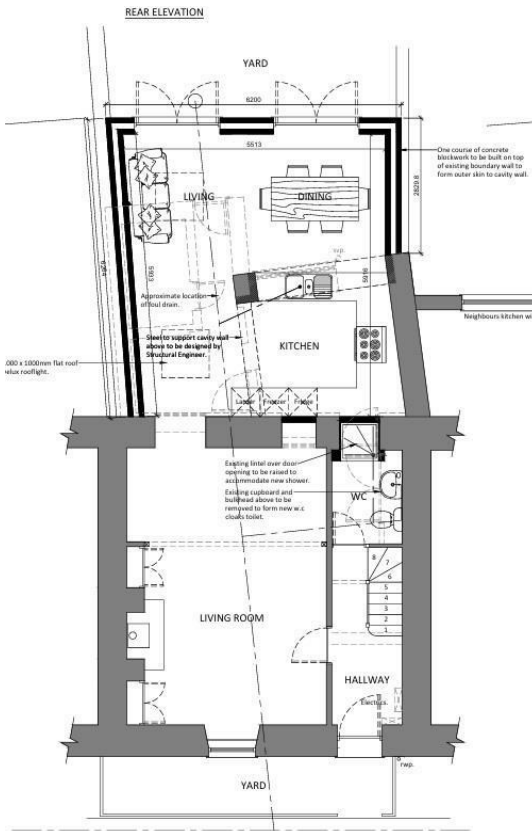
We understand that the property is connected to mains water, mains electricity and mains drainage with LPG gas fired central heating,

Council Tax Band D

Council Tax Band D with the amount payable for 2025/2026 being £2,293

Planning Consent

The property has had planning consent for a rear extension ref A190736 with an amendment approved in 2020 ref A200367
Plans can be made available to interested parties



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



39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.