

EVANS BROS.

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1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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



Fwambo, 11 Hill Street, New Quay, Ceredigion, SA45 9QD

By Public Auction £300,000

To be offered for sale by Public Auction to be held in New Quay on the 21st August 2025

Guide price- £300,000- £400,000

A period end-terrace townhouse providing a blank canvas, being ideal for the imaginative purchaser to purchase and develop their own home, together with a side access leading to a detached garage and a large walled and kitchen garden having views overlooking the sea, yet in the centre of New Quay.

A rare opportunity of purchasing a townhouse, together with large grounds of approximately 0.37 of an acre.

Location



Attractively located just off the centre of New Quay with large grounds, having a lovely aspect overlooking the village and sea beyond. New Quay provides a good range of everyday amenities including a range of shops, cafes, restaurants, primary school, doctor's surgery and chemist and is also renowned for its sandy beaches and terraces. New Quay is located on the All Wales coastal path and is a popular base for visiting the attractive, unspoilt coastline surrounding this area. The property is conveniently located only some 7 miles from the Georgian market town of Aberaeron which is a popular destination town renowned for its colourful houses and pretty harbour.

Description



A period end-terrace property believed to be last occupied in approximately 2001, deserving of some sympathetic renovation and improvement. The property provides the following accommodation:

Front entrance door



to:

Hallway

5' wide (1.52m wide)



With staircase to first floor and feature coving.

Living Room

13'1 x 10 (3.99m x 3.05m)



With a tiled fireplace, side recessed archways, picture rail and front window.

Rear Reception Room

10 x 9'7 (3.05m x 2.92m)



With built-in cupboard and rear window.

Sitting Room

10'5 x 10'2 (3.18m x 3.10m)



With tiled fireplace, picture rail and front window.

Rear Dining Room

10'4 x 6'10 (3.15m x 2.08m)



With exposed stone walling and access to understairs storage cupboard.

Kitchen

12'5 x 8'9 (3.78m x 2.67m)



Being 'L' shaped with base units having double drainer sink unit and rear windows.

Side Lobby

With door to Cloakroom and external door.

Cloakroom

First Floor

Landing



Bedroom 1

10'9 x 11 (3.28m x 3.35m)



With front window.

Bedroom 2

10'11 x 10'4 (3.33m x 3.15m)



With double aspect windows.

Bathroom

10 x 9 (3.05m x 2.74m)



With bath, wash handbasin, toilet and access to shelved airing cupboard.

Bedroom 3

10 x 9 (3.05m x 2.74m)



With radiator and picture windows.

Stairs up to loft

Loft

25'9 x 14'6 (7.85m x 4.42m)



Having a central landing area and rooms to each side. Divided into 3 separate areas with Velux roof window and side window.

Externally



The property benefits from a side lane with private vehicle access leading to a rear terrace, detached garage, extensive rear walled garden (previously used as an orchard and kitchen garden) with corrugated iron workshop, all while enjoying views over New Quay and towards the sea beyond.

Gardens





Garden workshop



Detached Garage

19'9 x 12 (6.02m x 3.66m)



With front sliding door.

Council Tax Band E

Council Tax Band E with amount payable per annum being £2803.47 for 2025/2026.

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 public auction on the 21st August 2025 at a venue in New Quay. A legal pack will be provided 14 days prior to the auction which can be inspected at the auctioneers or solicitor's offices.

Registering for the Auction

Prospective bidders will be required to register for the auction and will be required to provide proof of identity and proof of funding.

Services

We are informed that the property is connected to mains water, mains electricity and mains drainage. Further information can be found in the auction pack.

Viewings

Strictly by appointment only.

Block viewings on Tuesday 29th July and Wednesday 6th August.

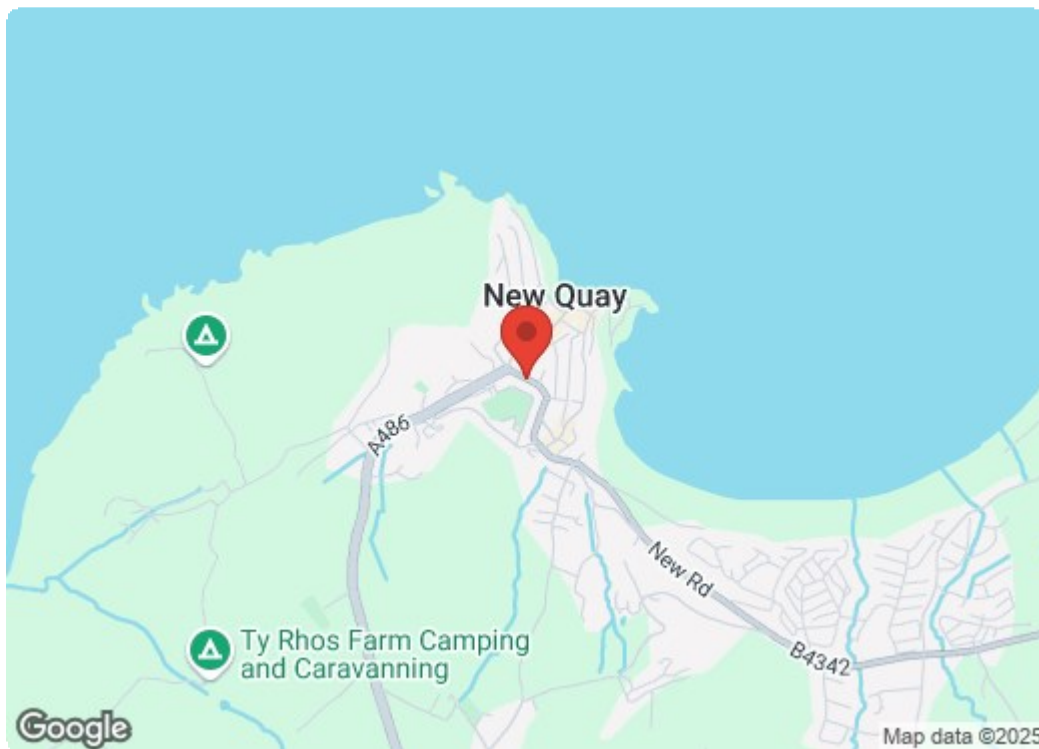


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LANDMARK INFORMATION

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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 (CO₂) 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		
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(1-20) G		
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**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.