

CARDIGAN BAY PROPERTIES

EST 2021

Waun Villa, High Street, New Quay, SA45 9NY

Offers in the region of £399,950

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RHES Y MORWYR
MARINE TERRACE
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Offers in the region of £399,950

- Three-bedroom period property in New Quay
- In need of refurbishment and modernisation
- Characterful attic room with exposed timbers, roof lights and sea views
- Rear garden with mature planting and fruit trees
- Freehold property with on-street parking immediately in front
- Views towards New Quay harbour and Cardigan Bay
- Two separate reception rooms
- Ground-floor bathroom plus first-floor shower room
- Oil-fired central heating and mains services
- EPC: F



About The Property

Set in the heart of the popular coastal town of New Quay, Waun Villa is a characterful stone property offering an interesting opportunity for renovation, with accommodation arranged over several levels, an established rear garden and views across the town towards the sea and Cardigan Bay.

The property is in need of modernisation and refurbishment, and this forms an important part of its appeal. Rather than paying for somebody else's choices, there is scope here to update the house and gradually create a home suited to individual tastes and requirements, while retaining the character that comes with an older property.

One of Waun Villa's strongest features is undoubtedly its location. New Quay's harbour, beaches, shops, cafés and pubs are within the town, with the harbour and coastline particularly close by. From the property, elevated windows provide views over the rooftops towards the harbour and across Cardigan Bay, giving a clear reminder of just how close the sea is.

Internally, the accommodation has plenty of personality. Traditional proportions and features associated with an older house remain, while the current condition gives scope for a new owner to carry out a wider programme of improvement.

The bedrooms include rooms with views towards the coast, and one of the front-facing windows frames a particularly good outlook across New Quay towards the blue waters of Cardigan Bay and the coastline beyond. It is a view that adds considerably to the appeal of the property and is likely to become an important feature of any future refurbishment.

Details Continued

Higher within the house is a particularly interesting attic room. This is a generous and characterful space beneath the pitched roof, with exposed dark-painted roof timbers contrasting against timber-lined sloping ceilings. Several roof windows bring in natural light and provide further glimpses towards the sea. Currently arranged as a useful additional room, it offers flexibility for hobbies, working from home, storage or simply as an additional space away from the main living accommodation, subject to any necessary regulations regarding future use.

The photographs also make clear that Waun Villa requires attention internally. Décor, finishes and some areas of plasterwork would benefit from improvement, and purchasers should approach the property with refurbishment in mind. For those specifically searching for a coastal renovation project rather than a finished home, however, that provides an opportunity to rethink the interior while working with the property's existing character and location.

Externally

Outside, the rear garden is another area with considerable potential. The garden rises behind the house and has a traditional, informal feel, with established planting, mature fruit trees, flowering shrubs and stone walls. It is currently overgrown in places and requires work, but the underlying structure is already there.

Different levels and areas within the garden could be brought back into use, with the mature apple trees and existing stonework helping to give the outside space an established feel. From the upper parts,

there are glimpses back towards the sea between the surrounding properties and planting. There is also a useful outbuilding/store within the garden.

Parking is available on-street in front of the property, rather than within a private driveway.

Waun Villa is freehold and benefits from mains electricity, mains water and mains drainage, with oil-fired heating.

INFORMATION ABOUT THE AREA:
New Quay is one of the best-known coastal towns in Ceredigion, centred around its harbour and beaches on the West Wales coast. The town has shops, cafés, pubs and other local facilities, while Harbour Beach, Dolau Beach and Traeth Gwyn provide a choice of beaches around the bay. New Quay Harbour is also a base for boat trips and watersports, and the surrounding waters are particularly well known for their marine wildlife.

The Ceredigion Coast Path passes through the area, providing coastal walking in both directions, including the well-known section between New Quay and Aberaeron. This makes the location particularly suited to those wanting everyday access to the coast rather than simply being within driving distance of it.

Waun Villa's position within the town is a major part of the proposition. The sea is visible from the property, while New Quay's harbour and coastal amenities are close at hand. Combined with the character of the house and its scope for improvement, this is an interesting opportunity to take on a renovation project in an established Cardigan Bay seaside town.

For anyone searching for a character property where location and potential matter more than having everything already finished, Waun Villa deserves a closer look. Contact Cardigan Bay Properties to arrange a viewing and see the setting, sea views and possibilities first-hand.

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.

Hallway
21'8" x 5'1"

Living Room
11'1" x 11'5"

Dining Room
9'10" x 11'5"

Kitchen
11'4" x 7'3"

Bathroom
6'0" x 7'9"

Landing
9'5" x 5'0"

Bedroom 1
10'6" x 11'4"

Bedroom 2
10'5" x 8'4"

Bedroom 3
6'8" x 8'4"

Landing 2
2'4" x 5'1"

Hallway
3'6" x 3'4"

Shower Room
5'11" x 8'5"

Attic Room
15'4" x 17'1"

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

COUNCIL TAX BAND: E - Ceredigion County Council
TENURE: FREEHOLD
PARKING: On-Street Parking
PROPERTY CONSTRUCTION: Traditional Build









SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil, Wood Burning Stove
BROADBAND: Connected - 17 mbps download, 1 mpbs upload - 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 no issues that they are aware of. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS/COVENANTS: The seller has advised that the property is within a conservation zone
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
Viewing information: Property in need of renovation, situated in conservation area, access to garden is via steps directly from kitchen up to patio area, then overgrown section to rear we do not advise you walk through overgrown area for your safety. Attic room cannot be classed as a bedroom.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to

pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

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.

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/MCM/09/2026/OK







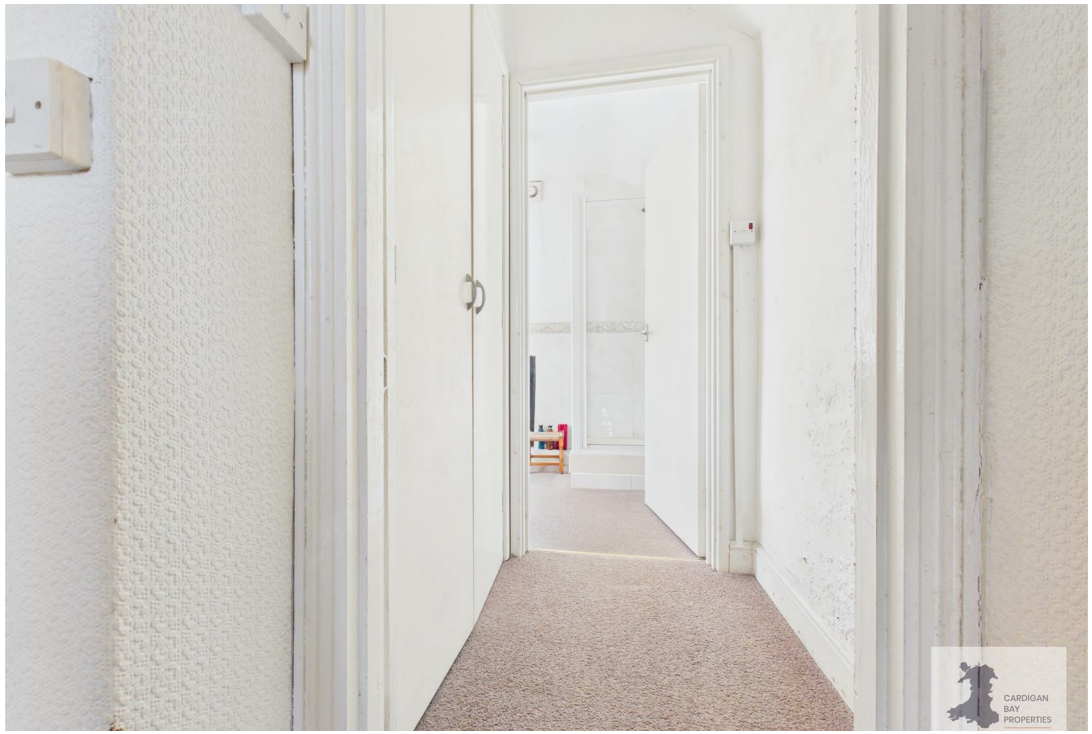















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DIRECTIONS:

What3Words: ///cases.shredding.dives. From Cardigan, take the A487 northbound, following signs for Aberystwyth and Aberaeron. Continue on the A487 for approximately 9 miles, passing through Penparc and continuing towards Synod Inn. At Synod Inn, turn left onto the A486, signposted New Quay/Cei Newydd. Follow the A486 for approximately 5 miles, continuing through Cross Inn, and stay on this road as it approaches New Quay. On entering New Quay, continue downhill towards the town centre and harbour. Follow the road down through the town, continuing towards the harbour and seafront. As the road descends towards the harbour area, Waun Villa will be found close to the junction overlooking the harbour and car park, with on-street parking available nearby.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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