



1, Field Place, New Quay, SA45 9QN

Offers in the region of £225,000





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- 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](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](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](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](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. 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.

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



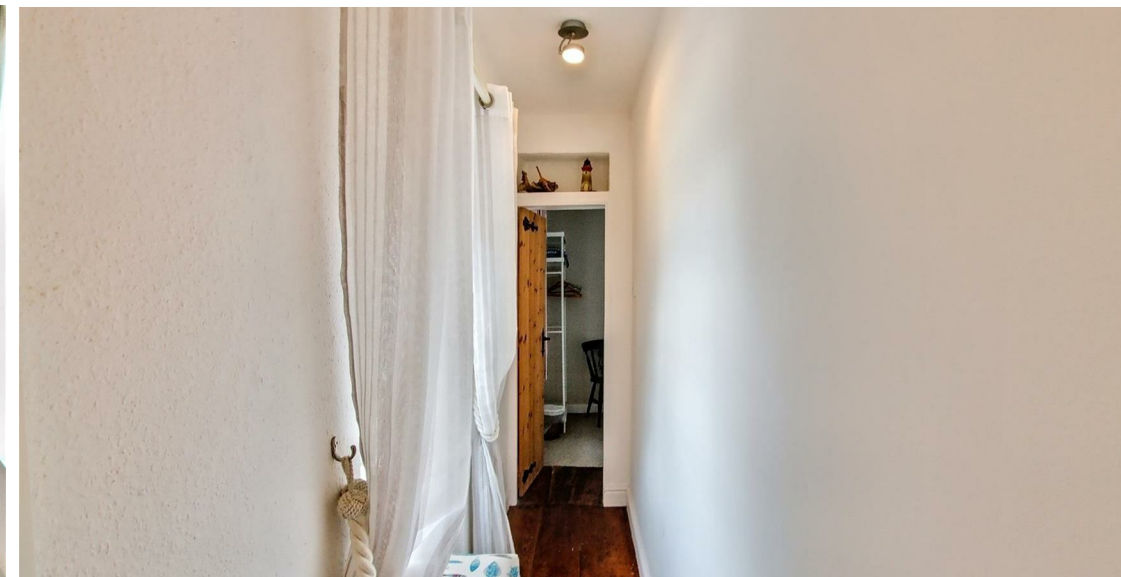


Directions

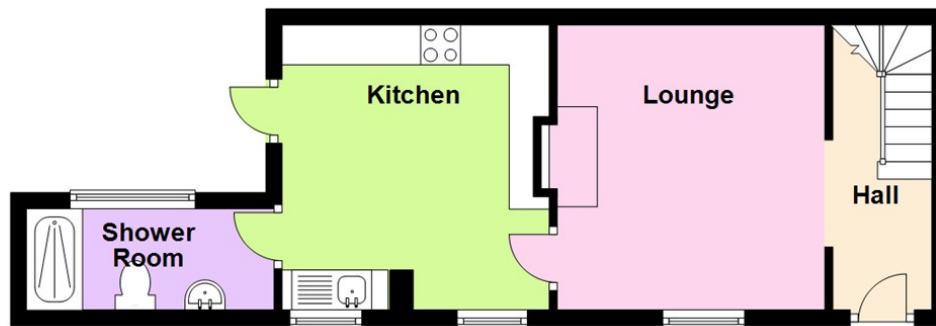
From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, Pass the turning down to the harbour, and take the next right up towards the bowling green, Turn left before the bowling green onto Field Place and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

INFORMATION ABOUT THE AREA:

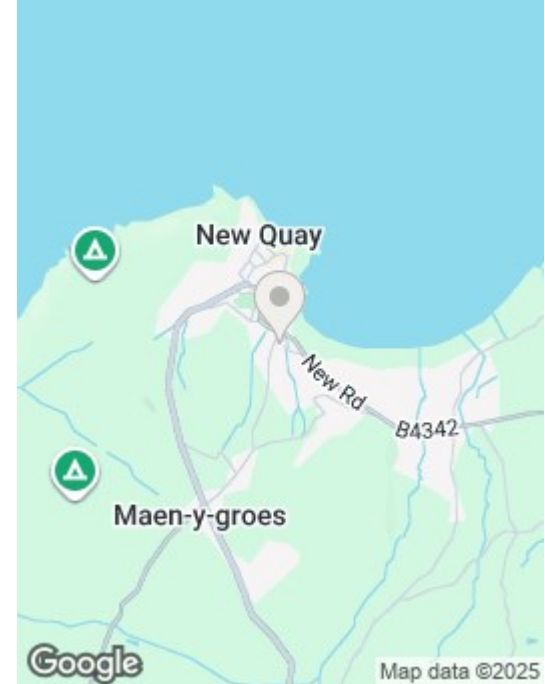
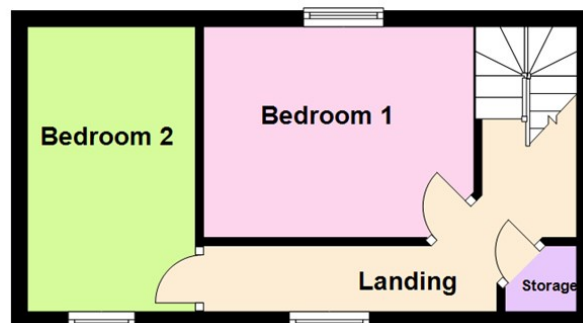
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.




Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		28
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk

