MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Luxury 2 Bed Sea front Apartment with balcony. Spectacular location with outstanding sea views.
New Quay - Cardigan Bay - West Wales.









3 Sailhouse Apartments South John Street, New Quay, Ceredigion. SA45 9NP.

£265,000

Ref R/4137/ID

Luxury 2 bed sea front apartment Spectacular seaside location**Outstanding views over Cardigan Bay and towards the Lleyn Peninsula**Fantastic Balcony area directly overlooking the beach and harbour**High quality fixtures and fittings throughout**Available fully furnished subject to negotiation**

The accommodation provides - Ent Hall, Bathroom, 2 Double Bedrooms, Open Plan Lounge/Kitchen/Dining Room with balcony.

Located in the seaside resort of New Quay with sandy beaches, local cafes, bars, restaurants, primary school and doctors surgery. Only some 8 miles from the Georgian harbour town of Aberaeron and an easy reach of the larger Marketing and Amenity centres of the area.

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Entrance Hall

12' 2" x 6' 3" (3.71m x 1.91m) via solid oak door with intercom. Automatic lights, electric heater.



Shower Room

8' 2" x 4' 7" (2.49m x 1.40m) having a modern white suite comprising of an enclosed shower unit with mains rainfall shower above, gloss white vanity unit with inset wash hand basin, low level flush w.c. stainless steel heated towel rail, spot lights to ceiling, extractor fan.



Double Bedroom 1

10' 6" x 10' 5" (3.20m x 3.17m) with double glazed window to side with views over the village, electric heater, cupboard housing the hot water tank, multiple sockets.





Double Bedroom 2

11' 3" x 10' 7" (3.43m x 3.23m) with dual aspect window to side and front with glorious sea views, window seat, Quantam electric heater, spot lights to ceiling.











Open Plan Lounge/DIning Room/Kitchen Area

Providing -

Lounge Area

5' 3" x 14' 5" (1.60m x 4.39m) with double glazed window to front with window seat and spectacular views over Cardigan Bay. Patio doors leading to the balcony, spot lights to the ceiling. TV point. Archway into -

Kitchen/Dining Room

8' 9" x 19' 2" (2.67m x 5.84m) with a range of modern base and wall cupboard units with Formica working surfaces above, electric oven, integrated microwave, 4 ring electric hob, modern extractor hood, inset wash hand basin, integrated washing machine and dishwasher, spot lights to ceiling. Space for tall fridge freezer. Electric radiator. French doors out to Juliette balcony with sea views over Dolau Beach.

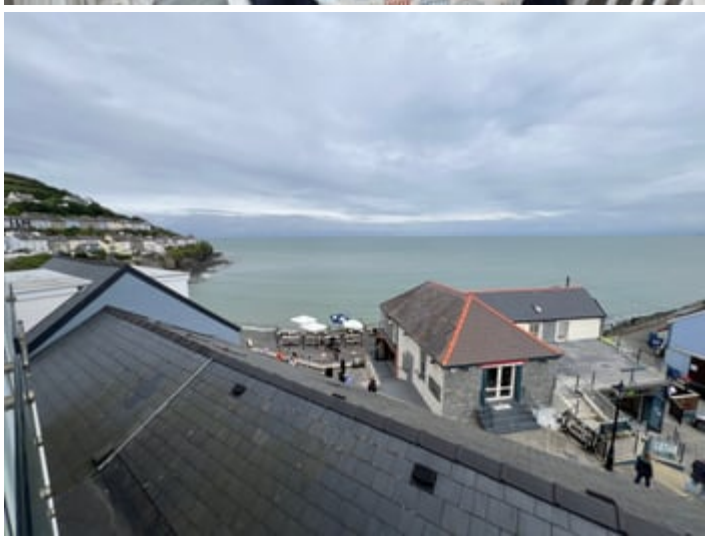














Balcony

13' 7" x 7' 6" (4.14m x 2.29m) with composite decking with glass balustrades making the most of the panoramic views over Cardigan Bay coastline.







TENURE

The apartment is of Leasehold Tenure with 992 years remaining on the property.

Ground Rent and Service Charge - £100 per month.

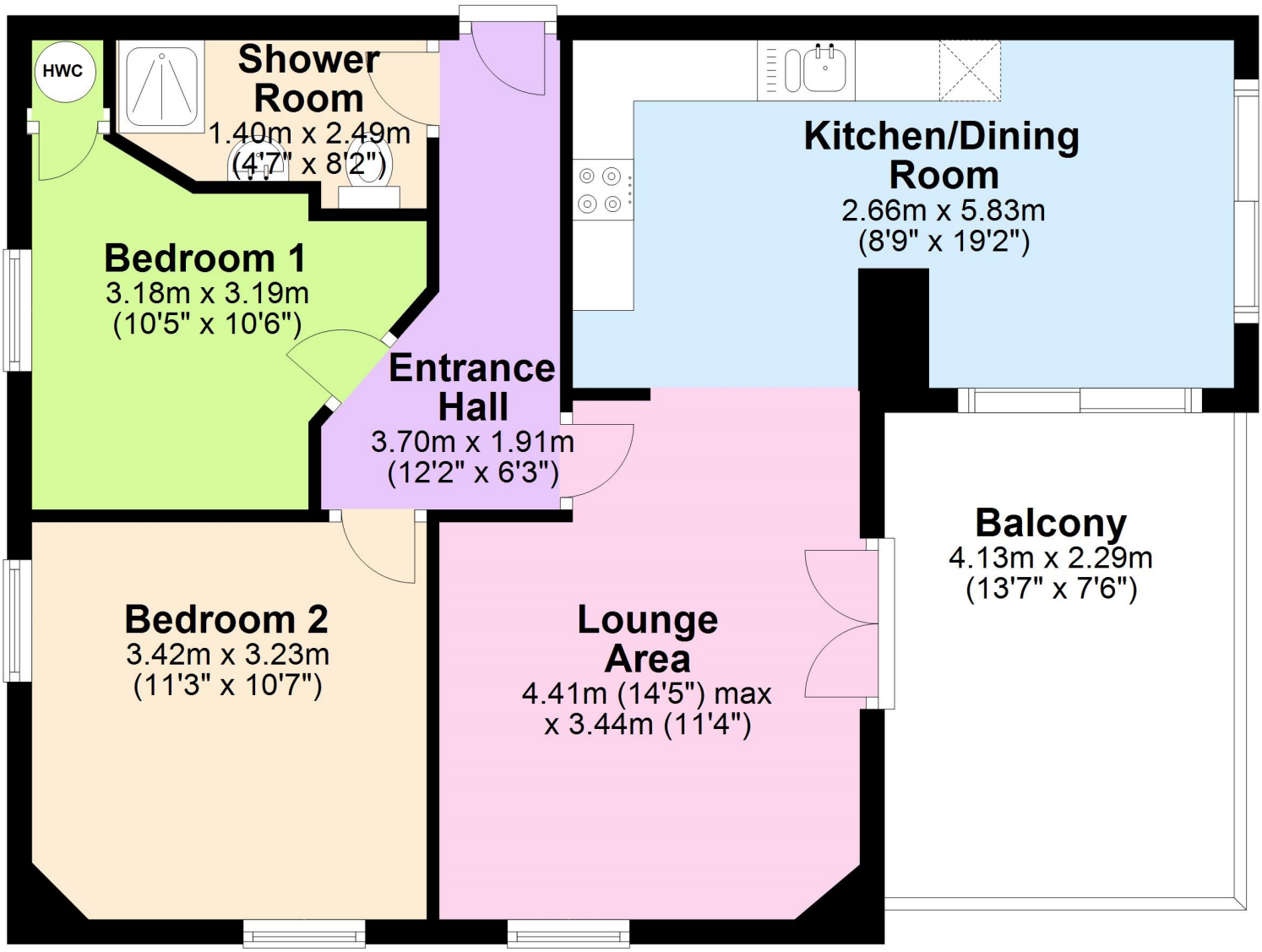
Services

The property benefits from mains water, electricity and drainage.

Council Tax Band C.

Second Floor

Approx. 57.5 sq. metres (619.3 sq. feet)



Total area: approx. 57.5 sq. metres (619.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

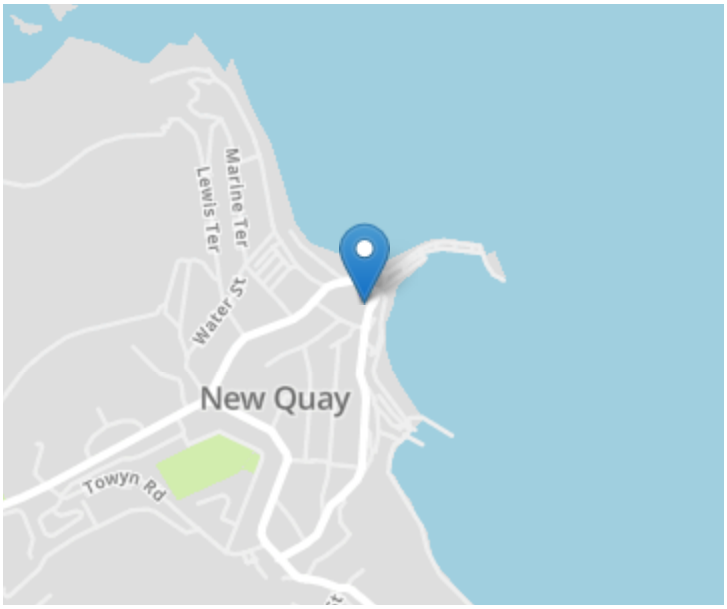
3 Sailhouse , Apartment, South John Street, New Quay

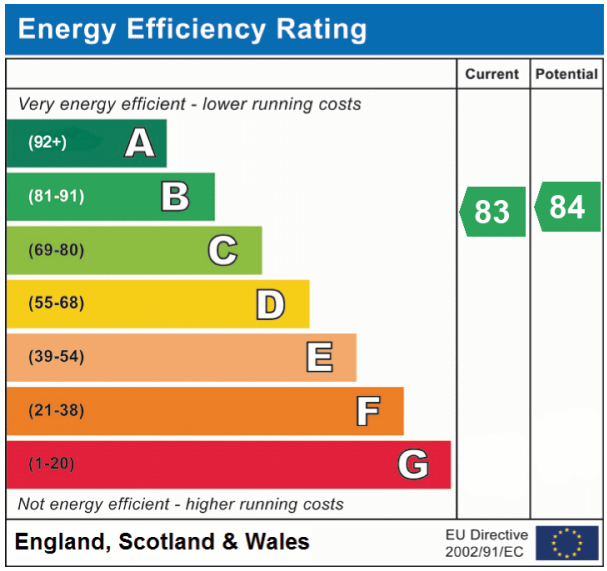
MATERIAL INFORMATION

Council Tax: Band C
N/A
Parking Types: None.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: B (83)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

From Upland Square New Quay turn right adjacent to the Sea Horse public house, continue down hill towards the sea front, passing Cliff Side Gifts and the Penwig Hotel. The property will be seen some 20 yards down on the left hand side just before Creme Pen Cei ice cream.

For further information or to arrange a viewing on this property please contact :

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