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Sea Front Penthouse Apartment. Popular Coastal Resort of New Quay - West Wales.



Flat 3 Tyglyn, Church Street, New Quay,, Ceredigion. SA45 9NZ.

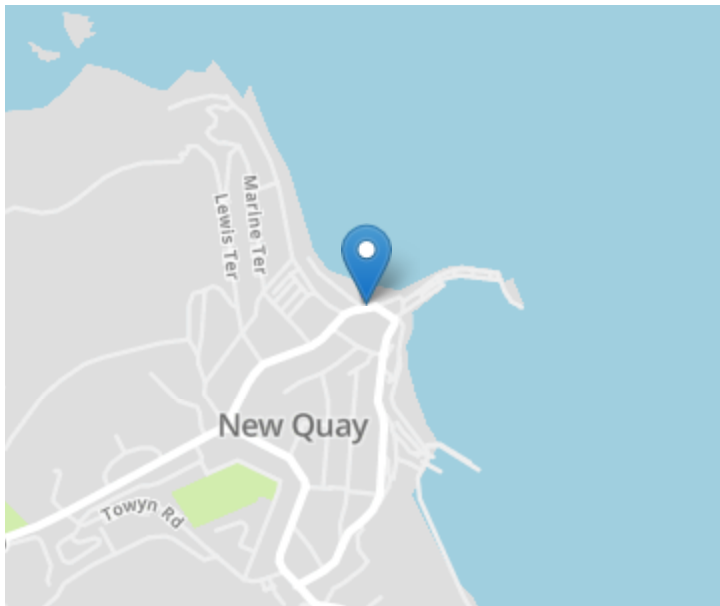
Ref R/3397/DD

£210,000

****Spacious 3 Bed (2 bath) Penthouse Flat****In the heart of the seaside village of New Quay**A stone's throw from the beach**Sea views**Sought after location**Close to all amenities**Only metres from two sandy beaches and an array of eating houses, pubs etc**

Communal Entrance, Foyer, Original Period Central Stairwell leads up to the top floor. The flat is totally self contained and provides - Rec Landing, Inner Hallway, Double Bedroom, En Suite Shower Room. Large Open Plan Living/Kitchen/Dining Room, Inner Landing with small Office/Computer Space and access to fire escape. Bedroom 2 (or sitting room) with window overlooking beach. Main Bathroom with shower and w.c. Rear Bedroom 3.

The Apartment forms part of an imposing and historic Grade II Listed sea front property located less than 100 metres from the main town car park. New Quay lies some 3 miles off the main A487 coast road, almost equi distant from Aberystwyth to the North and Cardigan to the south and within some 7 miles of the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities.



Reception Landing

10' 11" x 8' 7" (3.33m x 2.62m) with large dome sky light over.

GENERAL

Ty Glyn is a historic town centre Grade II Listed Building which many years ago was a youth hostel, later converted to provide 4 self contained spacious apartments with retail shops on the ground floor.

The Tenure is Leasehold - A 999 year Lease from September 2021. A Peppercorn Ground Rent, if demanded, payable yearly.

Maintenance Charge - Shared at 19.7% (equating roughly to £500 a year).

Covenants include - No noisy, offensive business or nuisance to be conducted in the demised premises. The Grade II Listing applies to the Georgian front facade.

A copy of the Lease can be emailed on request.

It is a virtual Freehold as the Freehold Company is made up of the individual flat owners, therefore the purchasers of this Flat will become a share holder in the Limited Company.

There is a communal garden space at rear which has seating and a shared barbecue area.

The Accommodation provides as follows -



Inner Hallway

Double Bedroom 1

12' 9" x 10' 0" (3.89m x 3.05m) with vaulted ceiling and velux window with coastal aspect. Electric wall heater. Access to under eaves.

En Suite Shower Room

12' 3" x 6' 5" (3.73m x 1.96m) plus alcove, velux window, built in airing cupboard, corner shower cubicle with a Triton shower unit, wash hand basin, low level flush toilet. Shaver point. Electric night storage heater.



large Open Plan Living/Kitchen/Dining Room

23' 3" x 20' 2" (7.09m x 6.15m) overall with open vaulted ceiling, velux window and 2 windows to gable end with sea views. The kitchen area is fitted with a range of modern base and wall cupboard units with Formica working surfaces, 1 ½ bowl single drainer sink unit with mixer taps, appliance space with plumbing for an automatic washing machine, stainless steel oven with stainless steel cooker hood over, part tiled walls, 2 electric night storage heater plus electric convector heater. Access to under eaves.

(Note all items in this Kitchen are included)





Main Bathroom

8' 2" x 5' 2" (2.49m x 1.57m) with a white suite provides a panelled bath with a Triton shower over and folding shower screen, wash hand basin and toilet. Electric night storage heater and part tiled walls.



Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m) now used as a snug. Has a large side aspect window looking over the beach and the sea with secondary double glazing.



Rear Bedroom 3

10' 7" x 8' 2" (3.23m x 2.49m) with side and rear aspect windows, electric heater.



Inner Landing

which provides an ideal space as a small OFFICE/COMPUTER ROOM electric night storage heater.

EXTERNALLY

Rear Communal Area



Services

Council Tax Band C

Mains Electricity, Water and Drainage. Economy 7 Heating.

Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffosyffin and Llwyncelyn onto the village of Llanarth. Drive through the village of Llanarth and take the 1st right hand turning alongside The Llanina Arms Hotel onto the B4342 New Quay road. Follow the course of the road into the village of New Quay. When you reach the centre of the village turn right down towards the sea front alongside The Sea Horse Public House and just after Costcutters supermarket. The road will take you down to the sea front and then follow the road around to the left and you will then see Dolau Beach on your right hand side and almost opposite you will see the Tyglyn building. The ground floor having a retail shop (Box of Delights). The road turns right at this point taking you to the town car park.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

