

Excellent 2 bed Apartment. Recently Refurbished. Fantastic Sea Views over New Quay alongside the West Wales Coastline. Ideal Weekend Retreat.



2 Morfa Gwyn, New Quay, Ceredigion. SA45 9SB.

£149,000

Ref R/3471/DD

MINI COASTAL RETREAT Few Minutes walk to the Beach **Superb Investment Opportunity** Recently Refurbished 2 Bed Apartment **Specification of the highest order** New Kitchen ** New Bathroom ** Double Glazing and Central Heating ** Allocated Parking ** Communal Garden Area ** **Low Running Costs** IDEAL WEEKEND RETREAT/FULL TIME RESIDENCY **

Located within the coastal village of New Quay along the Cardigan Bay coastline in West Wales. The property is located close to some renowned sandy beaches, some 7 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



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GENERAL

A Leasehold property with approximately 80 years remaining with the owners of each apartment having a share in the Freehold Company therefore a 'virtual Freehold'. The service charge is approximately £850 per annum.

Of traditional construction, this apartment is on the ground floor, has been subject to complete refurbishment and renovation including a new kitchen and new bathroom, new plastering on the walls, complete redecoration. A modern electric heating system has already been installed along with uPVC double glazed windows.



THE ACCOMMODATION

Kitchen/Dining/Lounge Area

16' x 11' 3" (4.88m x 3.43m) - a brand new modern kitchen including an electric cooker, hobs, stainless steel hood, integrated fridge freezer, white tile splash backs, wood effect Formica work top, engineered oak flooring.

Dining/Lounge area being open plan, TV point, heater, door to -



Bedroom 1

12' 10" x 8' 5" (3.91m x 2.57m) a double room, ample storage space, integrated fitted wardrobes, heater, engineered oak flooring, rear window, multiple sockets.



Via Hallway

(Including Boiler Room) incorporating an Elektra Fiamma electric combi boiler (leading to) -

Bedroom 2

12' 11" x 7' 3" (3.94m x 2.21m) potential double bedroom (currently has bunk beds). Engineered oak flooring, integrated fitted wardrobes, heater, multiple sockets.

Bathroom

8' 6" x 4' 8" (2.59m x 1.42m) a new high quality White bathroom suite with 1200 base shower unit with power shower (waterfall head), tiled from floor to ceiling, dual flush WC. Single wash hand basin with vanity unit, heater, new White tile flooring.



EXTERNALLY



Services

Mains Electricity (New electric heating system) Mains Water and Drainage. Council Tax Band "B".

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (72)

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

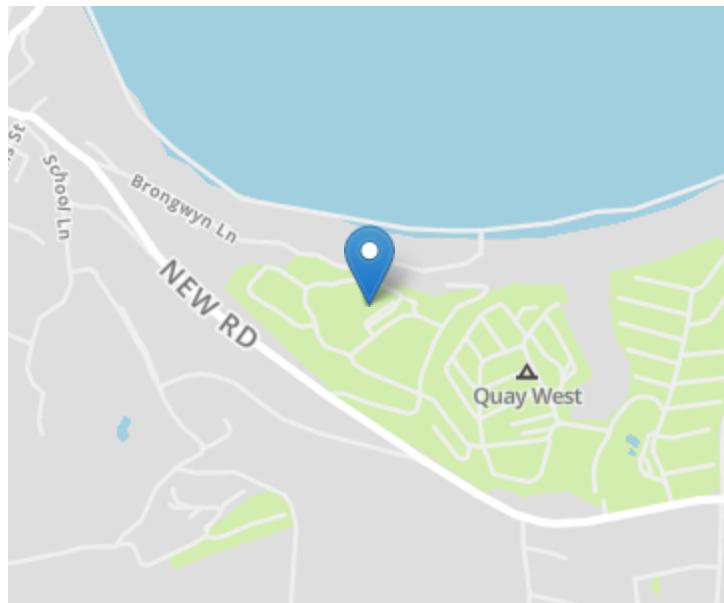
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G data and voice



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Aberaeron take the A487 coast road South West towards Cardigan. At the village of Llanarth turn right alongside The Llanina Arms Hotel onto the B4342 New Quay road. Continue down towards New Quay and you will pass Quay West Holiday Resort on the right hand side. You will then see the entrance to Cwm Halen Residential Estate on the left hand side, carry straight on and after a further 300 yards take the 1st right hand turning (this is actually No Entry except for access to Traethgwyn and Morfa Apartments). Turn down this road into the caravan park, bearing left at T Junction. Proceed directly ahead and turn right alongside offices and club house. After you have turned right take the next left hand turning onto a small lane which will take you to the allocated parking spaces at the rear of Morfa Gwyn Apartments. You will then need to walk around to the front of the apartments for access.

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

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