

Regulated by:



Since 1989

*Delightful 2 bedroom Seaside Apartment. Sea Views. New Quay, West Wales.*



**20 Traethgwyn, New Quay, Ceredigion. SA45 9SP.**

**R/3519/ID**

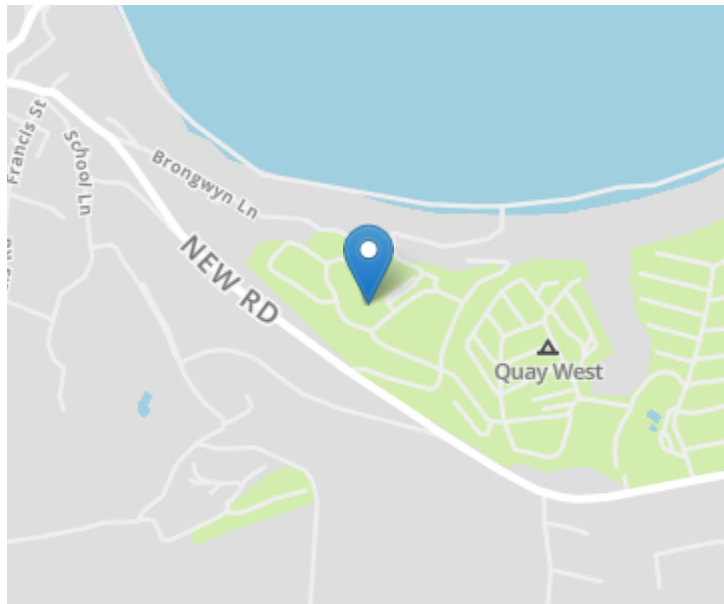
**£129,500**

**\*\*Delightful First Floor Seaside Apartment \*\* Refurbished in a contemporary style \*\* 2 Double Bedrooms \*\*  
Corner Apartment with potential loft conversion \*\* Superb sea views \*\* Double Glazing\*\* New Fitted Kitchen  
\*\* Allocated Parking**

**\*\* Few minutes walk of the sea front \*\* Easy walk into the centre of the popular coastal resort and seaside  
fishing village of New Quay \*\* Available fully furnished \*\***

The Accommodation provides - Vestibule/Hall, Bathroom with shower and w.c. 2 double bedrooms, open plan  
Living/Kitchen/Dining Room with picture window.

Traethgwyn is a block of purpose built apartments on the fringes of the seaside village of New Quay, close to  
the All Wales coastal path. Some 6 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 the  
area.



## THE ACCOMMODATION

### General

Traethgwyn is a block of purpose built Apartments being two storey. No 20 is at first floor level and is a corner flat with potential for a loft conversion (STC).

A 999 year lease was put in place in 2017.

Current Management / Ground Rent Costs are approximately £65 per month including water rates.

### Communal Stairwell

Which leads to this flat and one neighbouring flat.

### Hallway

With built in airing cupboard housing copper cylinder tank with immersion heater.

### Bathroom

8' 6" x 4' 8" (2.59m x 1.42m) with a tiled floor, modern white suite providing a panelled bath with Redring shower unit over with shower screen, low level flush toilet, pedestal wash hand basin, wall mounted hot air blower.



### Bedroom 1

13' x 9' 1" (3.96m x 2.77m) with laminate flooring, venetian blinds. 'Tesyv' thermostatically controlled wall mounted heater, double glazed window to rear. Built in wardrobes.



### Bedroom 2

13' x 7' 7" (3.96m x 2.31m) with laminate flooring, 'Tesyv' thermostatically controlled wall mounted heater, double glazed window to rear. Built in wardrobes.



**Open Plan Lounge/Kitchen/Dining Room**

15' 7" x 12' 3" (4.75m x 3.73m) overall with tiled floor, 9ft wide picture window with views towards New Quay and sea views over Cardigan Bay, wall mounted electric fire.



## The Kitchen Area

Is fitted with a modern range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, stainless steel oven with Whirlpool ceramic hob unit over, appliance space with plumbing for automatic washing machine, part tiled walls, wall mounted Flame effect electric fire.



## EXTERNALLY

## To the Front

Communal forecourt and allocated parking for 1 car.



## Services

Mains Electricity, Water and Drainage.

## Directions

Mains Electricity, Water and Drainage.

Travelling on the main A487 coast road from Aberaeron

## Directions

South West towards Cardigan, proceed to the village of Llanarth. Drive through the village and as you reach The Llanina Arms Hotel turn right onto the B4342 New Quay road. Keep on this road for some 1.5 miles until you see the entrance to Quay West Holiday Resort on the right hand side. Keep on this road for a further 1/4 of a mile then take the next turning on the right. You will drive down hill and come to a T junction, turn left. After 150 yards you will pass a large building / club house on the left hand side. Directly in front you will see the entrance to Traethgwyn Apartments.