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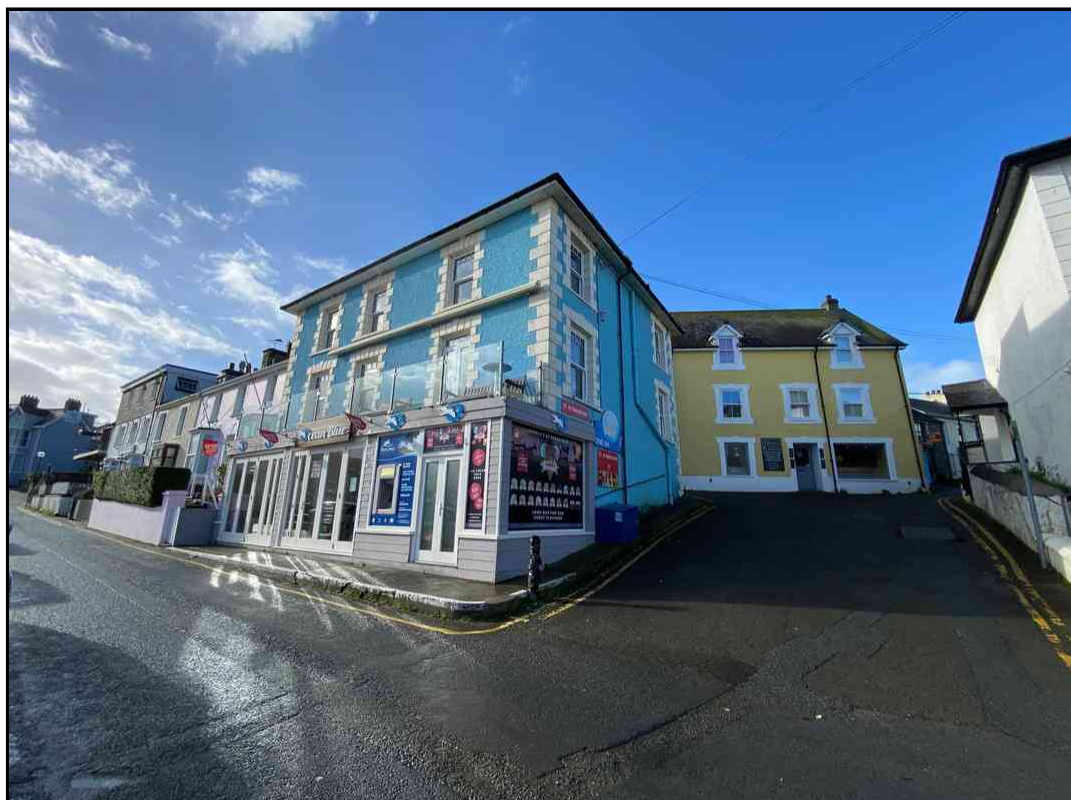


RICS



Since 1989

Superbly positioned seaside apartment with outstanding sea front and coastal views. New Quay.



Flat 2 Cliffside, South John Street, New Quay, Ceredigion. SA45 9NG.

Ref R/2632/DD

£299,950

****Unparalleled views**3 Bed Seaside Apartment**Popular Coastal Resort and Seaside Fishing Village of New Quay**All front rooms immediately overlook sea front, harbour and North along Cardigan Bay**Second Floor Level**Sought after**Unique Opportunity**Has To be Viewed ! ****

Conveniently positioned within the heart of the seaside resort and fishing village of New Quay, a popular West Wales coastal location. Literally, a stone's throw from an array of eating houses, restaurants, pubs, shops etc. 8 Miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities.

GENERAL

Cliffside is a substantial four storey commercial and residential property in a prominent street front corner position. Believed to have been converted around 1986 to provide residential apartments and with a long established retail premises on ground floor level.

TENURE - Each apartment is Leasehold for a term of 125 years from the 29th September 1986. Services charges are approximately £300 p.a.

The apartment which benefits upvc double glazing and Economy 7 heating, provides more particularly as follows viz :

Communal Entrance Vestibule

With main staircase to all floor levels.

2nd Floor Landing

A new solid Oak entrance door leads through to -

APARTMENT 2

Which provides viz :

Reception Hall

11' 10" x 5' 6" (3.61m x 1.68m)

Front Living Room

14' 5" x 13' 11" (4.39m x 4.24m) (max) with front and side aspect windows with superb views over the sea front, pier and harbour. Electric night storage heater. Engineered oak flooring.



Kitchen

10' 11" x 7' 1" (3.33m x 2.16m) again with a front aspect over the sea, fitted range of base and wall cupboard units with Oak worktops, inset stainless steel single drainer sink unit with mixer tap, electric hob unit, stainless steel double oven, appliance space with plumbing for automatic washing machine.



Front Double Bedroom 1

13' 11" x 10' 5" (4.24m x 3.17m) with front aspect window overlooking beach and sea front. Electric night storage heater.



Rear Double Bedroom 2

11' 4" x 10' 5" (3.45m x 3.17m) with rear aspect window.



Rear Double Bedroom 3

11' 2" x 10' 1" (3.40m x 3.07m) with side aspect window with views over roof tops to the sea. Electric night storage heater.



En Suite Facilities

provides a tiled shower cubicle with a Briston shower unit, heated towel rail.

Separate W.C.

with a low level flush toilet and corner wash hand basin.

Main Shower Room

7' 4" x 5' 7" (2.24m x 1.70m) tiled and with a corner shower cubicle with a curved shower door and a Mira shower unit. Pedestal wash hand basin, low level flush toilet, extractor fan and built in airing cupboard.

