

*A real coastal delight!! Modern 3 Bed (En suite) Apartment with parking. Stunning sea views.  
Stone's throw of the beach. New Quay, West Wales.*



**Apartment 2 Captains Rendevous, New Quay, Ceredigion. SA45 9NT.**

**£295,000**

**Ref R/4065/ID**

**\*\* Location ! Location ! Location! \*\* Spacious 3 bedroom (en suite) accommodation \*\* Full oil fired central heating \*\* Private parking for 1 car \*\* Breath taking views over the sea front, beach and north along Cardigan Bay \*\* Recently installed kitchen \*\* Stone's throw away from the beach \*\* Must be seen to be appreciated \*\***

The Accommodation provides - Hallway, Ent Hall, Lounge/Dining Room, Galley Kitchen, 3 Double Bedrooms (1 En Suite), Main Bathroom. Private parking space in rear for 1 car.

Excellent position on the sea front, a 2nd floor Apartment within a Grade II listed building, of substantial proportions, originally an old warehouse dating back to 1857, purposely and expertly converted in recent times. An easy reach of all amenities, New Quay lies within some 9 miles of 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.



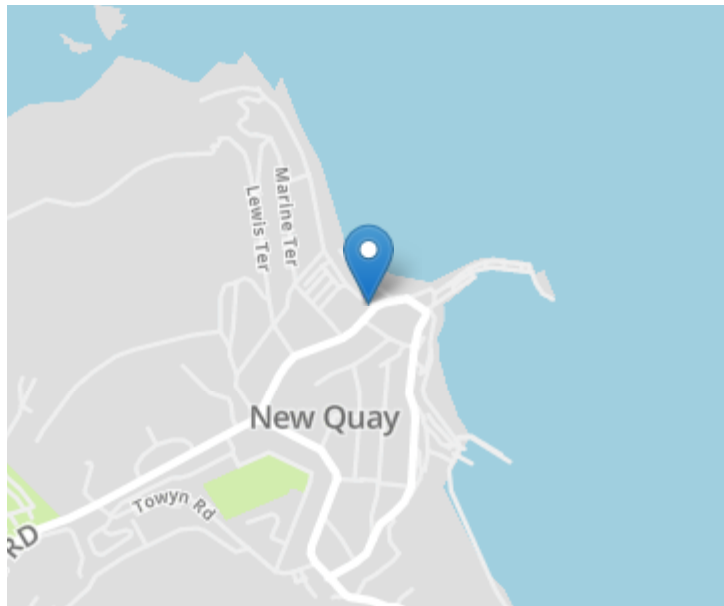
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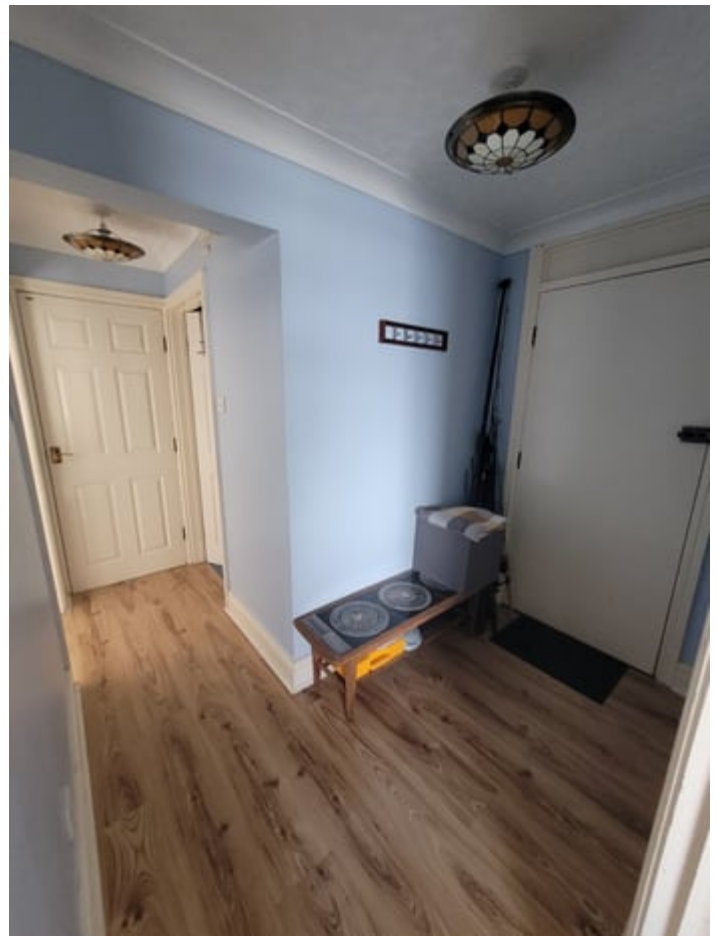
## THE ACCOMMODATION

### GENERAL

Approached via a communal stairway, this apartment also benefits from a rear access via a steel stairway/ fire escape which leads directly from its private parking space. The Apartment provides in all some 1,000 sq. ft. or thereabouts of floor space, has many character features and benefits a full oil fired central heating system. The accommodation is well suited either as a holiday home or indeed full time residency.

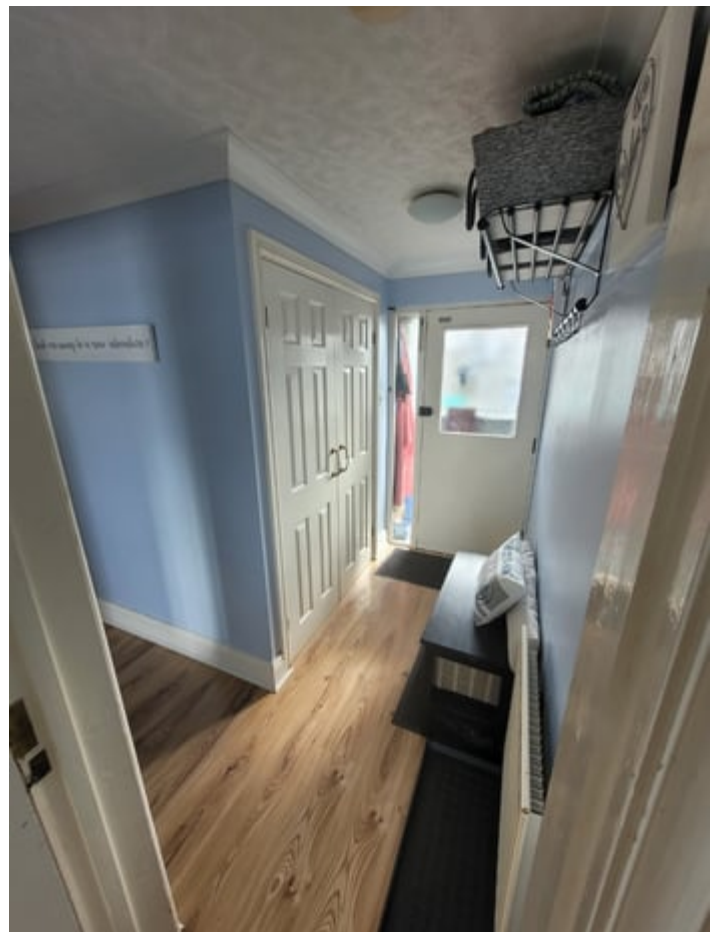
### Hallway

Ground floor main entrance door. Stairway leading up to Second Floor

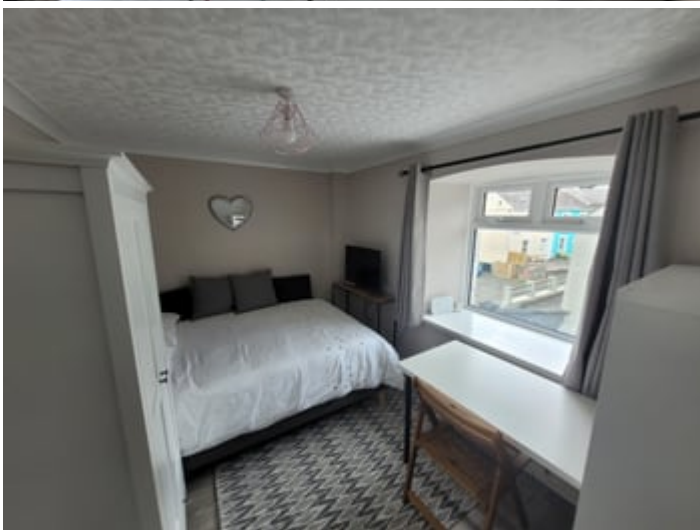
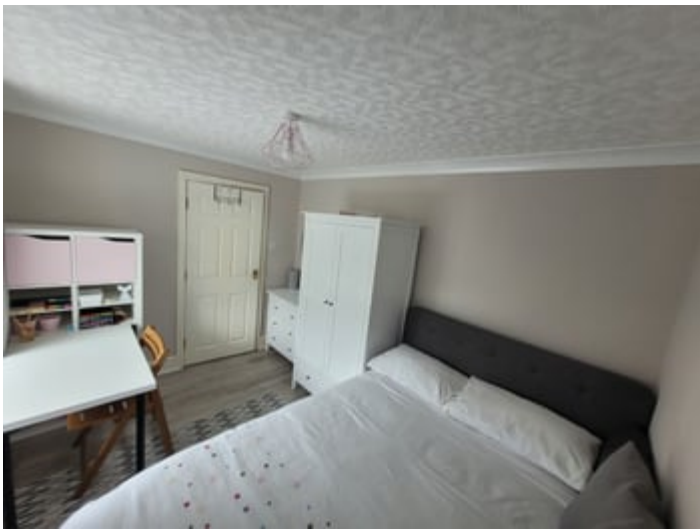


### Entrance Hall

with laminate flooring, built in airing cupboard housing the Worcester oil fired central heating combi boiler



### Rear Double Bedroom 3



11' 2" x 8' 3" (3.40m x 2.51m) with central heating radiator, double glazed window to rear.

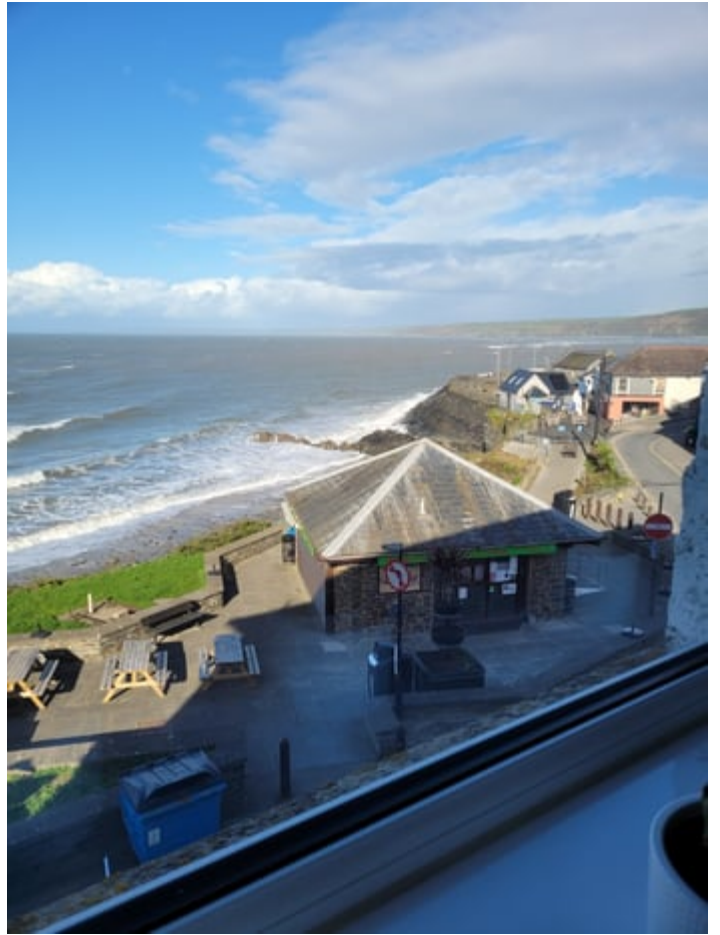
### Main Bathroom

fully tiled, provides a white suite comprising of a panelled bath with telephone hand set shower unit, pedestal wash hand basin with shaver light and point, low level flush toilet, central heating radiator



### Lounge/Dining Room

19' x 11' 8" (5.79m x 3.56m) having 2 large windows with stunning sea views, laminate flooring, 2 central heating radiators



## Galley Kitchen



16' 1" x 6' (4.90m x 1.83m) A recently installed modern kitchen comprising of Gloss Grey base and wall cupboard units with complimentary working surfaces above, electric fan assisted oven with 4 ring gas hobs above and pull out extractor hood, inset single drainer sink with mixer tap, space for fridge freezer, plumbing for automatic washing machine, 2 double glazed windows to front with outstanding sea views, tiled flooring.

## Master Double Bedroom 1

20' 7" x 8' 10" (6.27m x 2.69m) with stunning sea views to front and side, central heating radiator



## En suite Bathroom



fully tiled with a white suite comprising of a panelled bath with telephone hand set shower unit, pedestal wash hand basin with shaver light and point, low level flush toilet, central heating radiator, extractor fan

## Front Double Bedroom 2

11' 9" x 10' 2" (3.58m x 3.10m) with laminate flooring, central heating radiator and sea views



## EXTERNALLY

### To the Rear

No external curtilage. Private parking space in rear court yard for 1 vehicle



## MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required

## TENURE

The Property is of Leasehold Tenure. Further details in respect of the lease can be provided from the agents.

## Services

Mains electricity, water and drainage. Oil fired central heating.

Council Tax Band - B (Ceredigion County Council).

## Directions

On entering the seaside village of New Quay, follow the road (One Way system) down to the sea front. On reaching the harbour, follow the road around to the left then immediately after passing the Tourist Information office on the right you will see the Captain's Rendevous building directly in front.

For further information or to arrange a viewing on this beautiful property, contact us:

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