

Attention 1st time buyers. Attention Investors ! Spacious 2 bed apartment with fantastic sea views over New Quay harbour and Cardigan Bay. Along the West Wales coastline. An Ideal weekend retreat.



Flat 10 Morfa Gwyn, New Quay, Ceredigion. SA45 9SB.

£125,000

REF R/5091/RD

Attention 1st time buyersAttention investors**Ideal coastal retreat**Short walk to the beach**Superb investment opportunity**Spacious 2 bed apartment in need of modernisation**Double glazing and electric 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 at West Wales. The property is located close to 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.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Llammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

A leasehold property with the owners of each apartment having a share in the Freehold Company, therefore a 'virtual Freehold'. The service charge is approximately £1200 per annum.

Please note the Lease is currently being extended and any purchaser will be provided with a new 125 year leasehold agreement.

Of traditional construction, this apartment is on the first floor and is an ideal investment opportunity with scope for modernisation and refurbishment.

An enviable location with outstanding views over New Quay harbour and the Cardigan Bay coastline.

The accommodation provides more particularly as follows -

Central Entrance Staircase

Leading through to -

Entrance Hallway



6' 5" x 5' 5" (1.96m x 1.65m) accessed via hardwood door, airing cupboard. Access to loft.

Bedroom 1



13' 3" x 7' 6" (4.04m x 2.29m) a double bedroom, window to rear, multiple sockets, heater, fitted cupboards.

Bathroom

4' 7" x 9' 1" (1.40m x 2.77m) with panelled bath, w.c. single wash hand basin, front window, fully tiled walls.



Open Plan Kitchen/Dining/Lounge



11' 4" x 16' 9" (3.45m x 5.11m) with feature picture window to front overlooking New Quay harbour and Cardigan Bay, range of fitted base and wall units, tiled splash back, sink and drainer. Space for electric oven, heater, tv point. Space for dining table. Seating area, multiple sockets, tv point.

Bedroom 2



13' 5" x 8' 9" (4.09m x 2.67m) a double bedroom, fitted cupboard, multiple sockets, heater.

EXTERNALLY

The property benefits from an allocated parking space. Footpath leading through to the front of the building with front communal lawn area.



SERVICE CHARGE

£1,200 per annum including ground rent, building insurance and mains water bills.

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.

VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

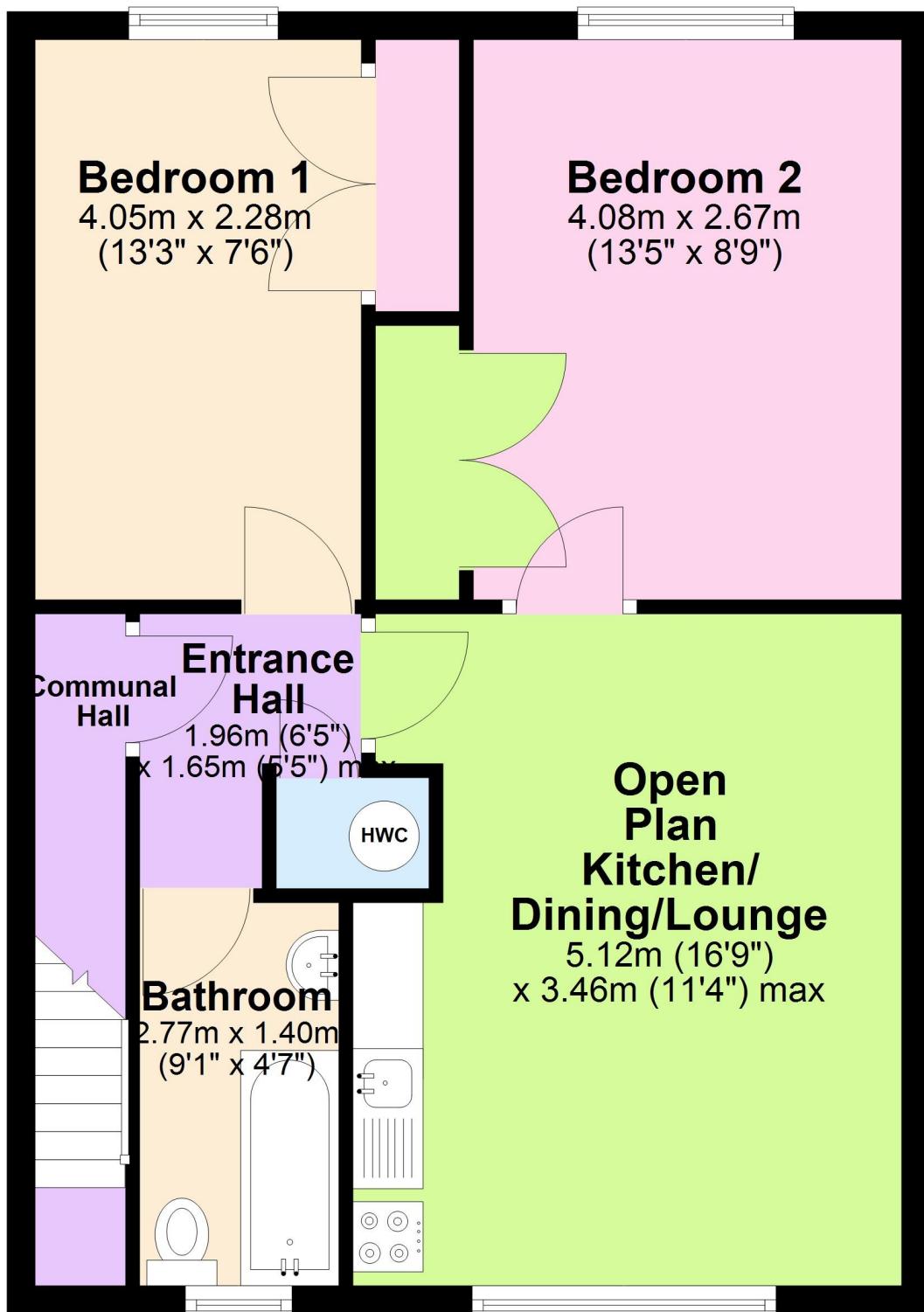
Services

Mains electricity, water and drainage.

Council Tax Band B (Ceredigion County Council).

Tenure - The property is of Leasehold Tenure.

First Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Flat 10 Morfa Gwyn, New Quay

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: Communal. Residents.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

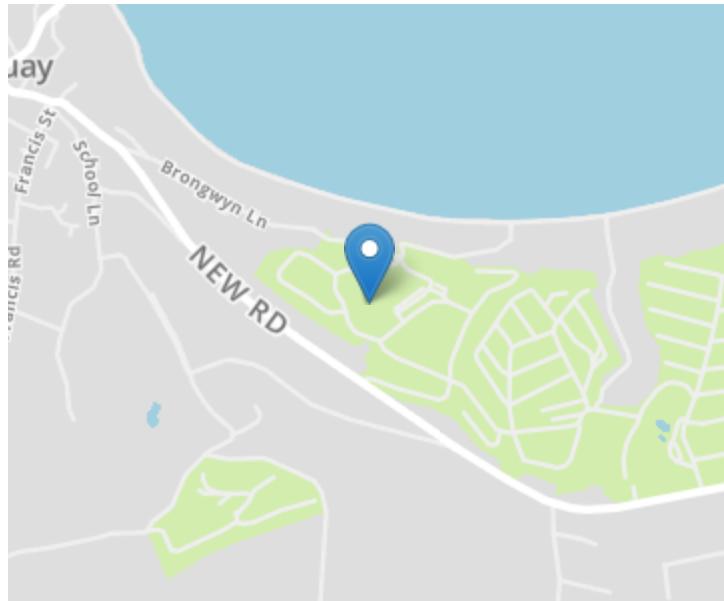
Any risk of coastal erosion? No

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600
E: aberaeron@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



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