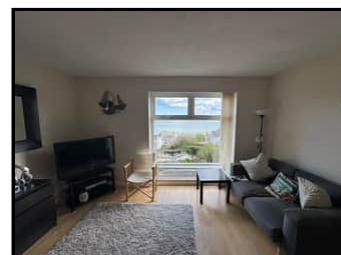


Spacious 2 bed (1 bath) apartment with outstanding views over New Quay and Cardigan Bay. West Wales



Flat 3 Stone Court Water Street, New Quay, Ceredigion. SA45 9PF.

£149,000

Ref R/4637/RD

****Spacious 2 bed coastal apartment **Walking distance to village amenities, beach, cafes, bars and restaurants**Modern kitchen**Fully orientated to maximise the outlook over the bay**Nearby on street parking - (potential for negotiating private parking)**Situated in a quiet area within this popular coastal village**Ideal, low maintenance home within this favoured coastal community****

The property is situated within the popular coastal harbour village of New Quay, being a sought after destination on the Cardigan Bay coastline**The village offers a range of facilities and services including local primary school, doctors surgery, local cafes, bars, restaurants, access to two sandy beaches and the All Wales coastal path**The property enjoys good public transport connectivity to the larger amenity centres of Aberaeron and Cardigan.



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Carmarthenshire, SA31 3AD
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GENERAL

A spacious 2 bed apartment situated within a small complex. This is a first floor apartment enjoying a wonderful outlook over Cardigan bay and New Quay village.

The property is of Leasehold Tenure with 56 years remaining on the lease.

The Annual Ground Rent is fixed at £25.00 per annum.

All Ground Rent and Service Charges are collected by the landlord. It is the landlord's responsibility to insure the property.

Management Charges are around circa £300 per annum (including repairs and maintenance at the property).

Insurance Premium - £632.00 per annum per apartment.

THE ACCOMMODATION

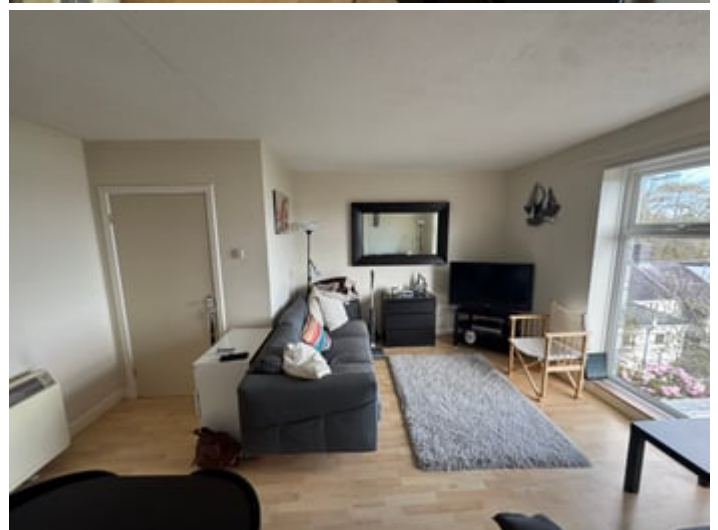
is accessed from a communal hallway with steps leading from the adjoining road area.

Access straight into -



Lounge

15' 1" x 13' 5" (4.60m x 4.09m) with feature front window with views over the bay and New Quay, laminate flooring, multiple sockets, heater, BT point.





Kitchen

7' 4" x 8' 5" (2.24m x 2.57m) with a range of oak effect base and wall units, washing machine connection, electric cooker, fitted dishwasher, free standing fridge freezer, timber flooring, rear window with views to the coast, tiled splash back.



Inner Hallway

With airing cupboard.

Bathroom

5' 8" x 9' 4" (1.73m x 2.84m) (max) with panelled bath with electric shower over, single wash hand basin, w.c. side window, tiled walls, vinyl flooring, electric heated towel rail.



Rear Bedroom 1

9' 5" x 12' 7" (2.87m x 3.84m) a double bedroom, window to rear, laminate flooring, multiple sockets, electric heater.



Rear Bedroom 2

7' 3" x 9' 4" (2.21m x 2.84m) a double bedroom, window to rear, heater, multiple sockets, laminate flooring.



EXTERNALLY

To the Front

The property is accessed from the adjoining county road via concrete steps leading to the main foyer where this property is accessed at this level.



TENURE

The property is understood to be Leasehold.

Services

We are advised that the property benefits from mains water, electricity and drainage. Electric central heating.

Council Tax Band B (Ceredigion County Council)

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: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

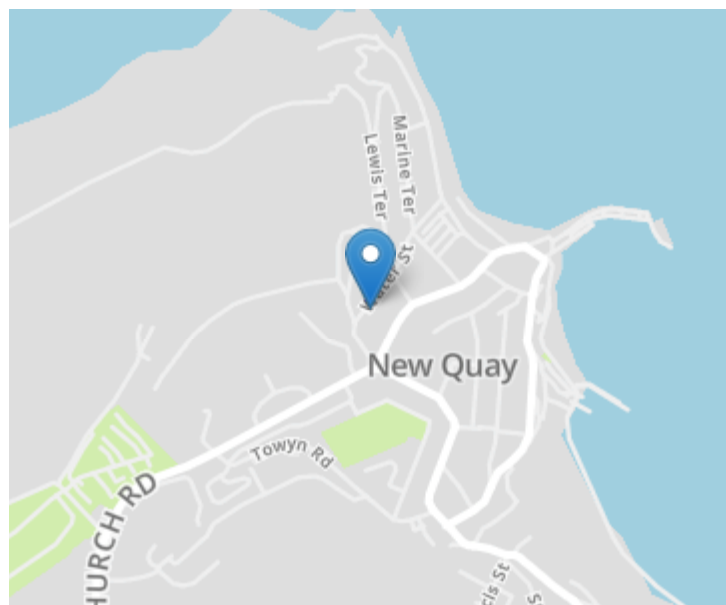
Any risk of coastal erosion? No

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



Directions

From South John Street and the Blue Bell Restaurant at New Quay harbour, continue on the county road, proceeding up Church Street until you reach the junction (next to the Pharmacy). Take the right hand exit back on you self, back onto Water Street and Stone Court is located on the right hand side.

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

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