

Regulated by:

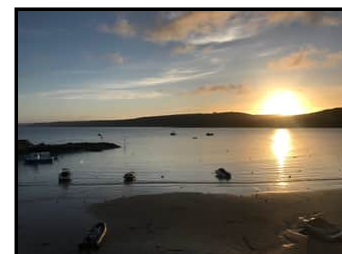


**RICS**



Since 1989

*Outstanding 2 bedroom sea front apartment in spectacular location with outstanding sea views.  
New Quay - Cardigan Bay West Wales.*



**1 Sailhouse Apartment, South John Street, New Quay, Ceredigion. SA45 9NP.**

**Ref R/3310/RD**

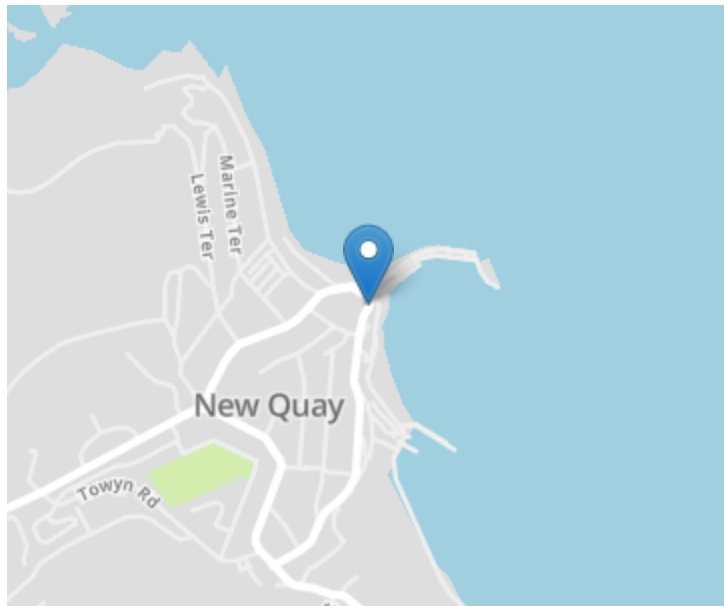
**£274,950**

**\*\* Unique opportunity to purchase the apartment either in a direct property sale or as an acquisition of a holiday let business (Sailhouse Holidays Ltd <https://sailhouseholidays.co.uk/>) \*\***

**\*\* A superb 2 bedroom sea front apartment in spectacular location with outstanding sea views \*\* Don't Miss this Opportunity \*\* Sea views as far as the eye can see! \*\* A fantastic opportunity to acquire a first floor seaside apartment directly overlooking the beach and harbour with balcony views \*\* 2 bedrooms \*\* High quality fitted kitchen \*\* Luxury shower room \*\* Available fully furnished - subject to negotiation \*\***

The accommodation provides: Entrance Hall, Shower Room and WC, 2 Bedrooms, Living Room with inter connecting Kitchen/Dining Room, French doors to outside large covered balcony with sitting and eating space.

Located within the seaside resort of New Quay with its sandy beaches, local cafes, bars, restaurants, primary school and Doctors Surgery. 8 miles from the Georgian harbour town of Aberaeron and an easy reach of the larger marketing and amenity centres of the area.



## THE ACCOMMODATION

### Entrance Hall

With door entry control. Heatstor electric radiator.



### Shower Room

Fully tiled, quality white suite providing a large enclosed shower with patterned grey panels, vanity unit with cupboard under, other cupboard over, sensor lighting, heated towel rail and dual flush w.c..



### Double Bedroom 1

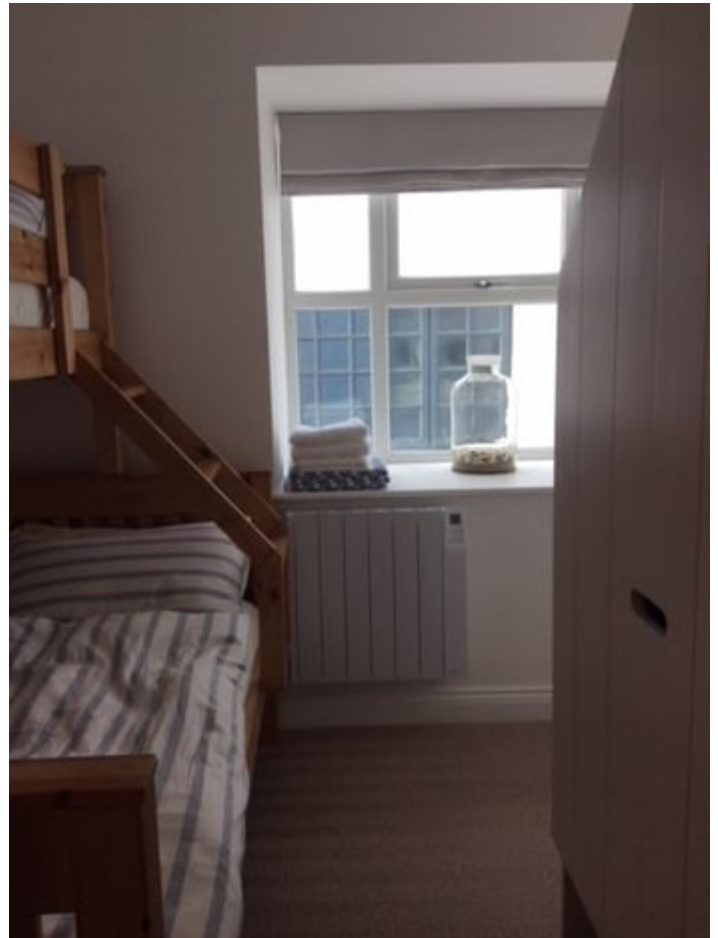
11' 10" x 10' 7" (3.61m x 3.23m) (max.) double bedroom with Heatstore electric radiator, multiple sockets and double aspect windows with superb sea views.





### Bedroom 2

10' 5" x 10' 3" (3.18m x 3.12m) (max.) double bedroom with Heatstore electric radiator, multiple sockets and single aspect window.



### Living Room

14' 1" x 11' 10" (4.29m x 3.61m) an open plan living room with panoramic sea views, spot lights to ceiling, multiple sockets, tastefully decorated, Heatstore electric radiator. Open plan to -





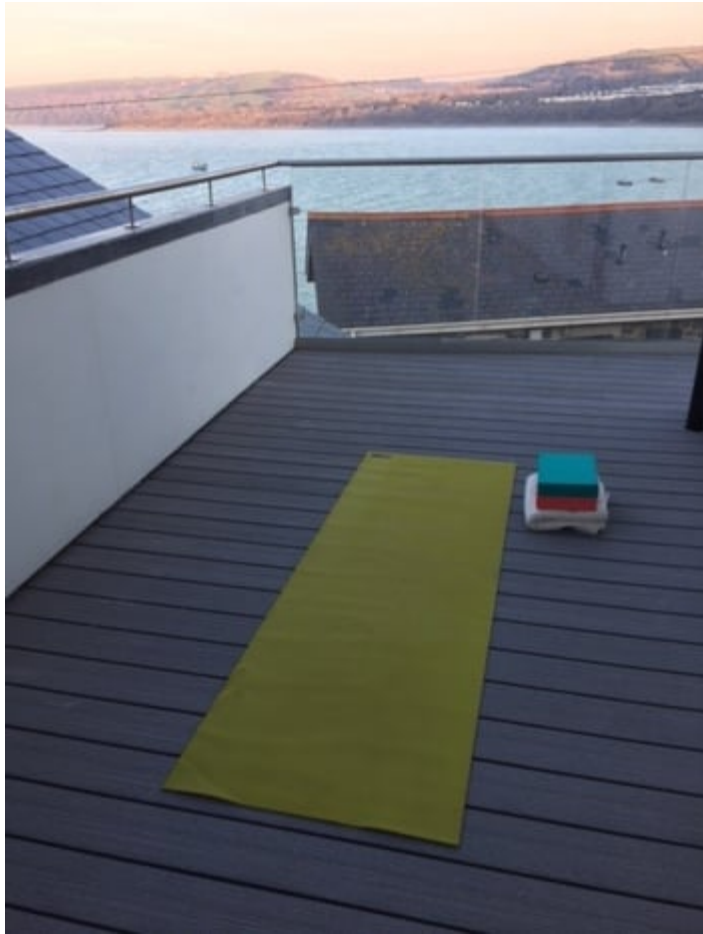
### Inter Connecting Kitchen/Dining Room

17' 6" x 8' 10" (5.33m x 2.69m) with a superb modern, fitted, high specification white kitchen incorporating single drainer 1½ bowl sink unit, induction hobs and electric oven with extractor fan over, dish washer, microwave and washing machine connection. The dining area with French doors out to a large L-shaped covered balcony with glass walls - ample sitting and dining space.



## External Balcony

With ample seating and dining area enjoying panoramic sea views over New Quay and Cardigan Bay.



## Views

With surrounding areas.





## TENURE

The apartment is Leasehold with a 999 year lease.

## Services

Mains water, electric and drainage.

## Directions

From Upland Square, New Quay turn right by the Sea Horse Inn down towards the sea front. Continue along Glanmor Terrace onto the sea front, passing Cliffside Gifts and The Penwig Inn. The property is 20 yards down on the left hand side, just before 'Creme' Pen Cei.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

