

*Sought after 2 bedroom top floor sea front apartment. Spectacular location with breathtaking sea views. New Quay on Cardigan Bay - West Wales.*



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

**£325,000**

**Ref R/4127/ID**

**\*\*A most sought after 2 bed sea front apartment in a spectacular location\*\*Breath taking sea views over Cardigan Bay\*\*Fantastic opportunity to acquire a top floor apartment directly overlooking the beach harbour and Cardigan Bay\*\*2 Bed Accommodation\*\*High quality fixtures and fittings throughout\*\*Luxury at its finest\*\*Available fully furnished-subject to negotiation\*\***

**\*A REAL COASTAL GEM\***

The Accommodation provides Ent Hall, Bathroom, 2 Double Bedrooms, Open Plan Lounge/Kitchen/Dining Room.

Located on the seaside resort of New Quay with its sandy beaches, local cafes, bars, restaurants, primary school and doctors surgery. Only 8 miles from the Georgian & Harbour town of Aberaeron and within an easy reach of the larger Marketing and Amenity Centres of the area.



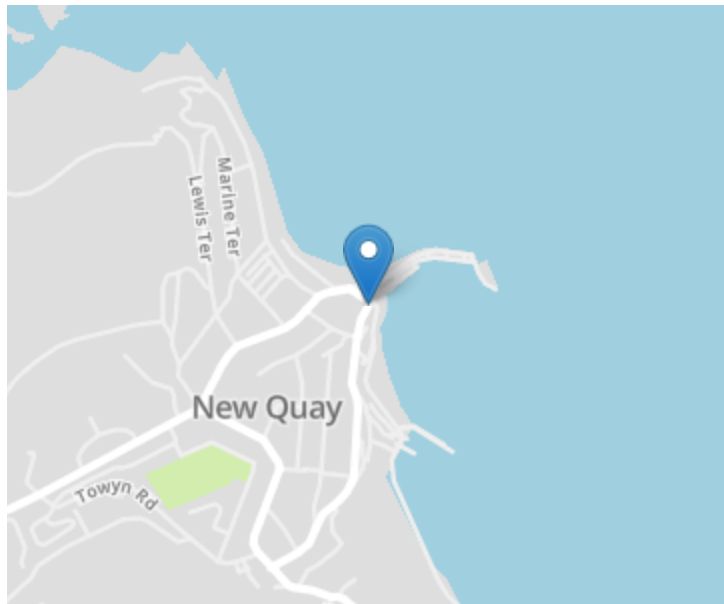
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## THE ACCOMMODATION

### Entrance Hall

12' 6" x 3' 5" (3.81m x 1.04m) via solid oak door with door entry control, electric radiator.



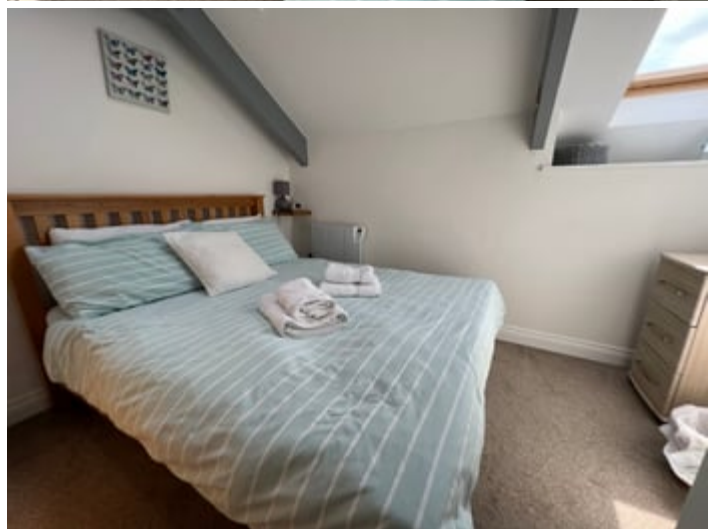
### Bathroom

7' 11" x 4' 7" (2.41m x 1.40m) a luxury modern white suite comprising of a walk in shower unit with rainfall power shower above, gloss white vanity unit with inset wash hand basin, illuminous mirror over, dual flush w.c. stainless steel heated towel rail, sensored lighting, extractor hood.



### Double Bedroom 1

10' 6" x 10' 3" (3.20m x 3.12m) (max) a lovely double room with electric radiator, multiple sockets, velux window to side, exposed beams, door into airing cupboard housing the hot water tank.



### Double Bedroom 2

10' 9" x 10' 4" (3.28m x 3.15m) with apex window to side with lovely views over New Quay, electric heater, multiple sockets, exposed beams.





### Open Plan Lounge/Kitchen and Dining Area

Providing -

#### Lounge Area

13' 6" x 13' 8" (4.11m x 4.17m) a wonderful space for relaxing after a busy day at the beach with feature portal window to front with outstanding views over the main beach, window seat, apex window to side, TV point, laminate flooring, electric heater, multiple sockets.

From the lounge area easy access into -







### Kitchen/Dining Area

9' 2" x 17' 8" (2.79m x 5.38m) exposed ceiling beams, modern kitchen comprising of gloss white vanity units with formica working surfaces above, electric oven, 4 ring electric hob, stainless steel extractor hood, 1½ inset stainless steel drainer sink, integrated dishwasher, space for fridge freezer, tiled splash back, french doors out to juliette balcony with views as far as the eyes can see of the Cardigan Bay coastline, 2 velux windows to side. Space for 4 seater dining table, electric heater.





## **TENURE**

The apartment is of Leasehold Tenure with 992 years lease remaining on the property.

Ground rent and service charge is £100 per month.

## **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.

## **Services**

The property benefits from mains water, electricity and drainage.

Council Tax Band C.

## Directions

From Upland Square New Quay turn right adjacent to the Sea Horse public house, continue down hill towards the sea front, passing Cliff Side Gifts and the Penwig Hotel. The property will be seen some 20 yards down on the left hand side just before Creme Pen Cei ice cream.

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

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