

Prime Mixed Use Investment Opportunity. Ground Floor Retail and 2 luxurious apartments including feature penthouse. Private Parking, New Quay - Cardigan Bay - West Wales.



Arcadia House, Glanmor Terrace, New Quay, Ceredigion. SA45 9PX.

£685,000

Ref R/4682/RD

****Prime mixed use investment opportunity**Luxurious 4 bed penthouse and separate 2 bed apartment**Ground floor retail rental**Parking for 3+ vehicles**Rare mixed use investment opportunity within this popular coastal resort**Outstanding aspect and views over Cardigan Bay**No expense spared on the luxurious fixtures and fittings**Elegance and Grandeur**ONE OF THE MOST IMPRESSIVE PENTHOUSE APARTMENTS ALONG THE CARDIGAN BAY COASTLINE**Situated in a sought after coastal village**Within a prestigious location**An Impressive mixed use opportunity** NOT TO BE MISSED ****

The property is situated within the coastal village of New Quay offering a good level of local amenities and services including mini supermarket, doctors surgery, primary school, places of worship, local cafes, bars, restaurants, sandy beaches and access to the All Wales coastal path. The village benefits from excellent public transport connectivity. The Georgian harbour town of Aberaeron is within a 15 minute drive of the property offering a wider range of amenities and services including community health centre and secondary school, leisure centre and traditional high street offerings. The property lies equi distant 30 minutes drive from the larger urban centres of Aberystwyth to the north and Cardigan to the south.



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GENERAL

An impressive mixed use investment opportunity comprising of a luxurious 4 bed apartment and separate (with connecting door) 2 bed luxurious apartment, sitting above a substantial ground floor retail unit of some 600 sq m with supporting basement of equal size.

The property was fully refurbished within the last 10 years or so to provide a high end development with a duplex apartment offering 4 luxury bedrooms and living space orientated to overlook New Quay harbour and Cardigan Bay.

Flat 2 is on a single floor offering 2 bed accommodation.

There is private parking provision within the property ownership to the side and rear of the building.

The Accommodation provides as follows -

GROUND FLOOR RETAIL UNIT

Currently let to MGW Furniture Store (Business unaffected - rental income & lease details available on request).

Provides -

Shop Front

48' 5" x 42' 5" (14.76m x 12.93m) with 2 large glass doors to front, 2 large floor to ceiling windows providing excellent display areas, large open span retail unit with high level windows to rear, multiple sockets.

Side Kitchenette and w.c.

Stairwell access leading down to -

Basement

Currently split into 2 rooms -

Room 1

15' 0" x 23' 9" (4.57m x 7.24m) with double door vehicular access, 8' ceiling height.

Room 2

7' 7" x 31' 9" (2.31m x 9.68m) with 8' ceiling height.

3 Separate Storage Rooms off

External door leading through to side access area and steps leading up to first floor apartment and parking areas.

FIRST FLOOR PENTHOUSE APARTMENT



Accessed separately from the designated entrance door to the front of the property with stairs leading up to -

Reception Landing

28' 6" x 12' 9" (8.69m x 3.89m) (max) with Oak flooring, front window, open staircase to first floor, fitted cupboards and airing cupboard. Connecting door to Flat 1.



Lounge

14' 2" x 28' 2" (4.32m x 8.59m) with 9'7" panoramic window to front with views over New Quay and Cardigan Bay. Oak flooring, modern log burner on glass hearth, spot lights to ceiling, side door to balcony area.





Kitchen

19' 5" x 12' 1" (5.92m x 3.68m) accessed from the reception landing area with range of high quality white base and wall units, light glass worktop, Neff double oven and grill, Neff double wine fridge, Neff induction hob with extractor over, Mital washing machine, fitted dishwasher, fridge freezer, space for dining table, front window, multiple sockets, radiator, oak flooring.



Bedroom 1

A double bedroom, window to front, balcony with sea views, multiple sockets, oak flooring, spot lights to ceiling, TV point.



En Suite

A luxurious white suite including panelled bath with shower over, radiator, single wash hand basin and vanity unit, tiled flooring and walls, w.c. heated towel rail.



Family Bathroom



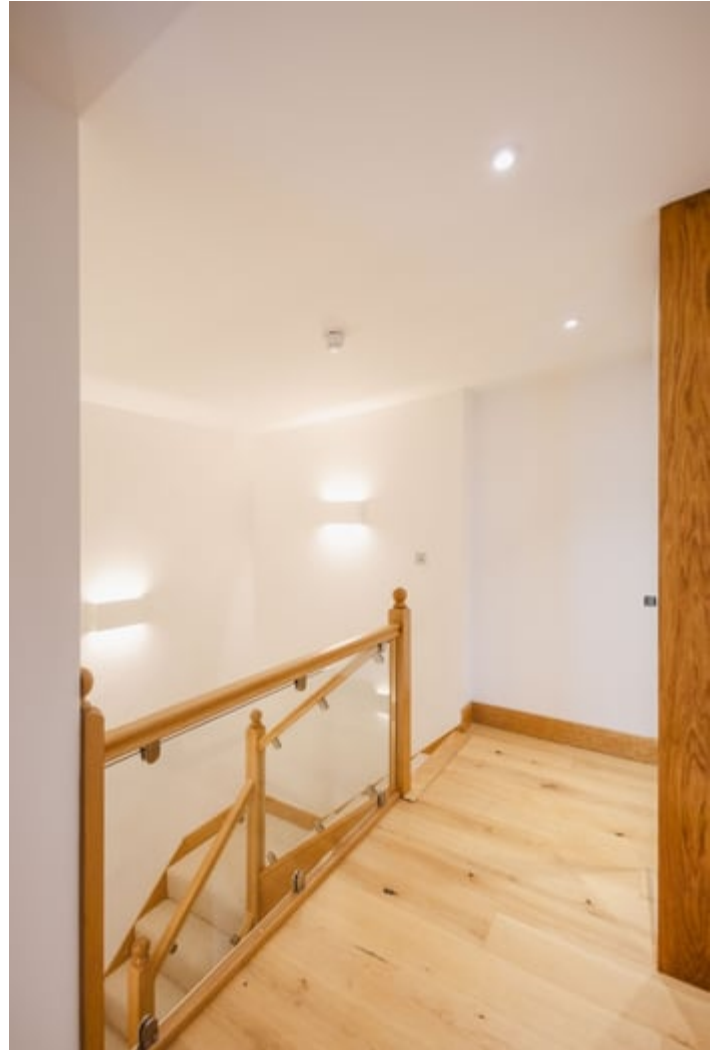
With a white suite including shower with side glass panel, single wash hand basin and vanity unit, w.c. heated towel rail, tiled flooring and walls.

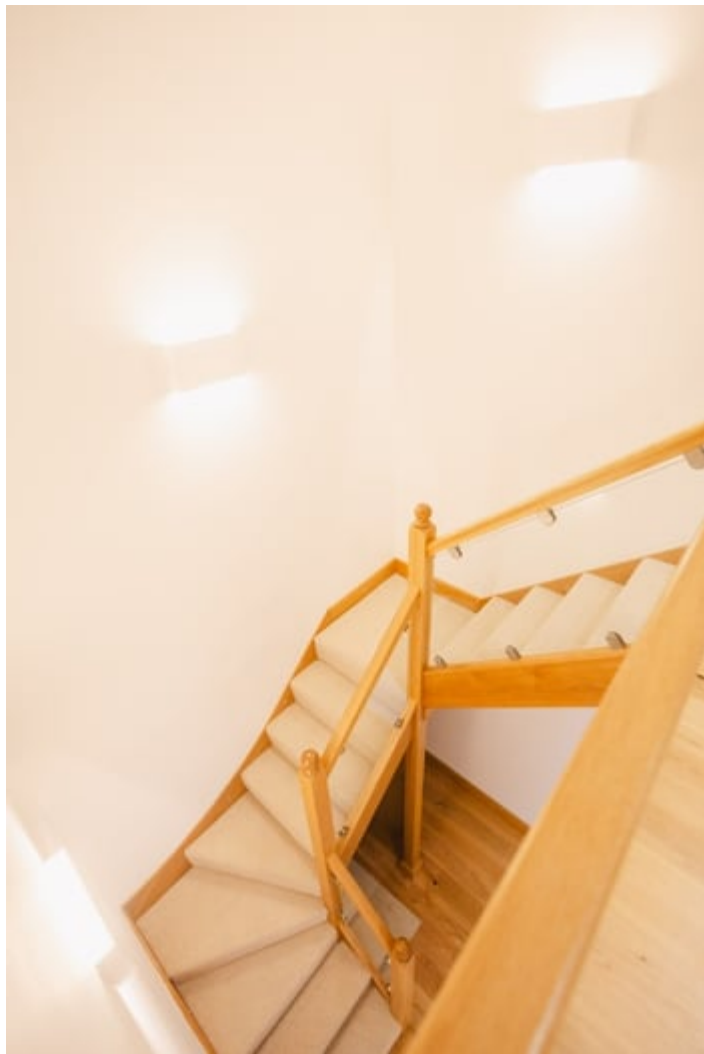
Bedroom 2

11' 1" x 16' 2" (3.38m x 4.93m) a double bedroom, 2 windows to front, multiple sockets, radiator, oak flooring, multiple sockets.



First Floor Landing





accessed via custom made staircase with glass panelling, with mirrored glass wardrobes, oak flooring.

Bedroom 3

13' 7" x 13' 8" (4.14m x 4.17m) a luxurious double bedroom with 13' floor to ceiling window to front with access to balcony with views over New Quay and Cardigan Bay, oak flooring, multiple sockets, radiator.

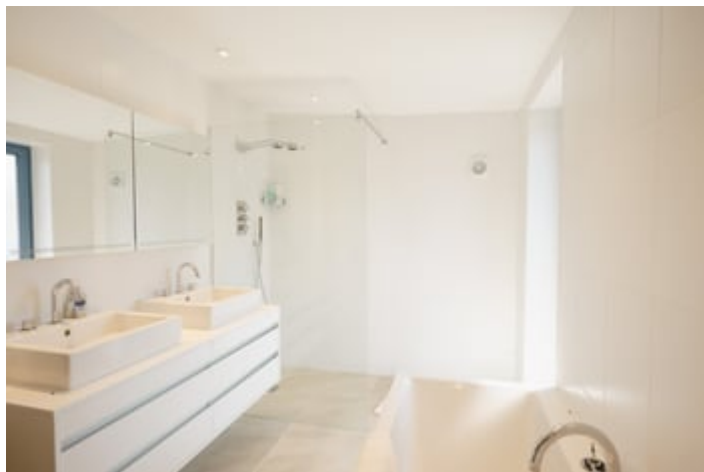


Bedroom 4

17' 9" x 13' 0" (5.41m x 3.96m) a luxurious double bedroom suite with 14'6" width window to front with access to private balcony, multiple sockets, radiator, oak flooring.



Bathroom



15' 5" x 17' 3" (4.70m x 5.26m) a luxurious white suite including panelled bath, separate walk in shower with side glass panel, his and hers single wash hand basin and vanity unit, heated towel rail, tiled flooring, fully tiled walls.

Front Balcony

Accessible from the second floor bedrooms providing private viewing and seating space with majestic views over the Cardigan Bay coastline and the New Quay village.



FLAT 2

Accessed separately to flat 1 from the front via internal staircase which leads into inner landing area which provides access to all rooms.

Open Plan Kitchen/Dining/Living Space

15' 4" x 20' 7" (4.67m x 6.27m) with high quality white kitchen with Neff double oven and grill, fitted dishwasher, fitted fridge freezer, 1½ stainless steel sink and drainer with mixer tap, fitted oven and grill, oak flooring, space for dining table, windows to front, 2 x radiator, multiple sockets.

Connecting door to Penthouse Apartment.



Bathroom



8' 3" x 5' 9" (2.51m x 1.75m) with panelled bath with shower over, single wash hand basin and vanity unit, heated towel rail, w.c. fully tiled walls and flooring. Spot lights to ceiling.

Bedroom 1



8' 2" x 11' 9" (2.49m x 3.58m) a double bedroom, window to side, oak flooring, multiple sockets.

Bedroom 2



13' 7" x 12' 0" (4.14m x 3.66m) a double bedroom, window to side, oak flooring, multiple sockets, radiator.

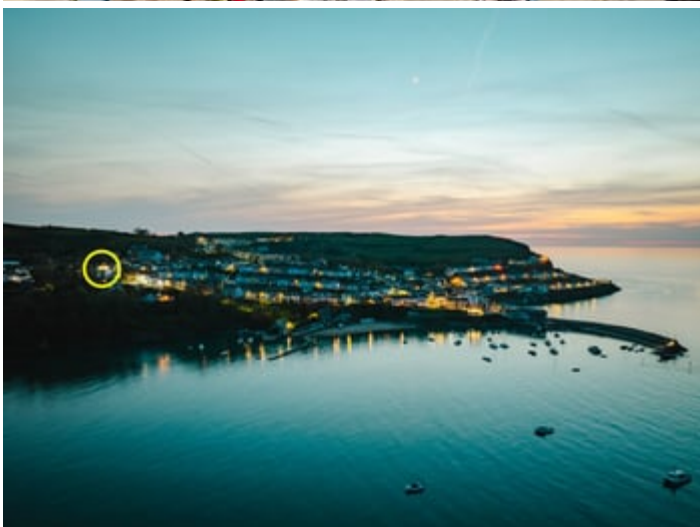
EXTERNALLY

To the Front

The property fronts onto Glanmor Terrace with concrete apron to front and providing access to the retail unit and 2 separate residential access points.

The gated access to the left hand side of the main building provides a right of way to the adjoining house but also to the lower basement areas and rear access to the apartments.





To the Rear

Accessed separately off the rear service lane is a parking area with space for 3-4 vehicles to park with separate staircase access leading to the apartments from the rear.

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

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

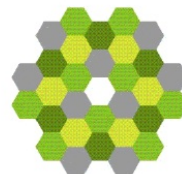
Services

We are advised the property benefits from mains water, electricity and drainage.

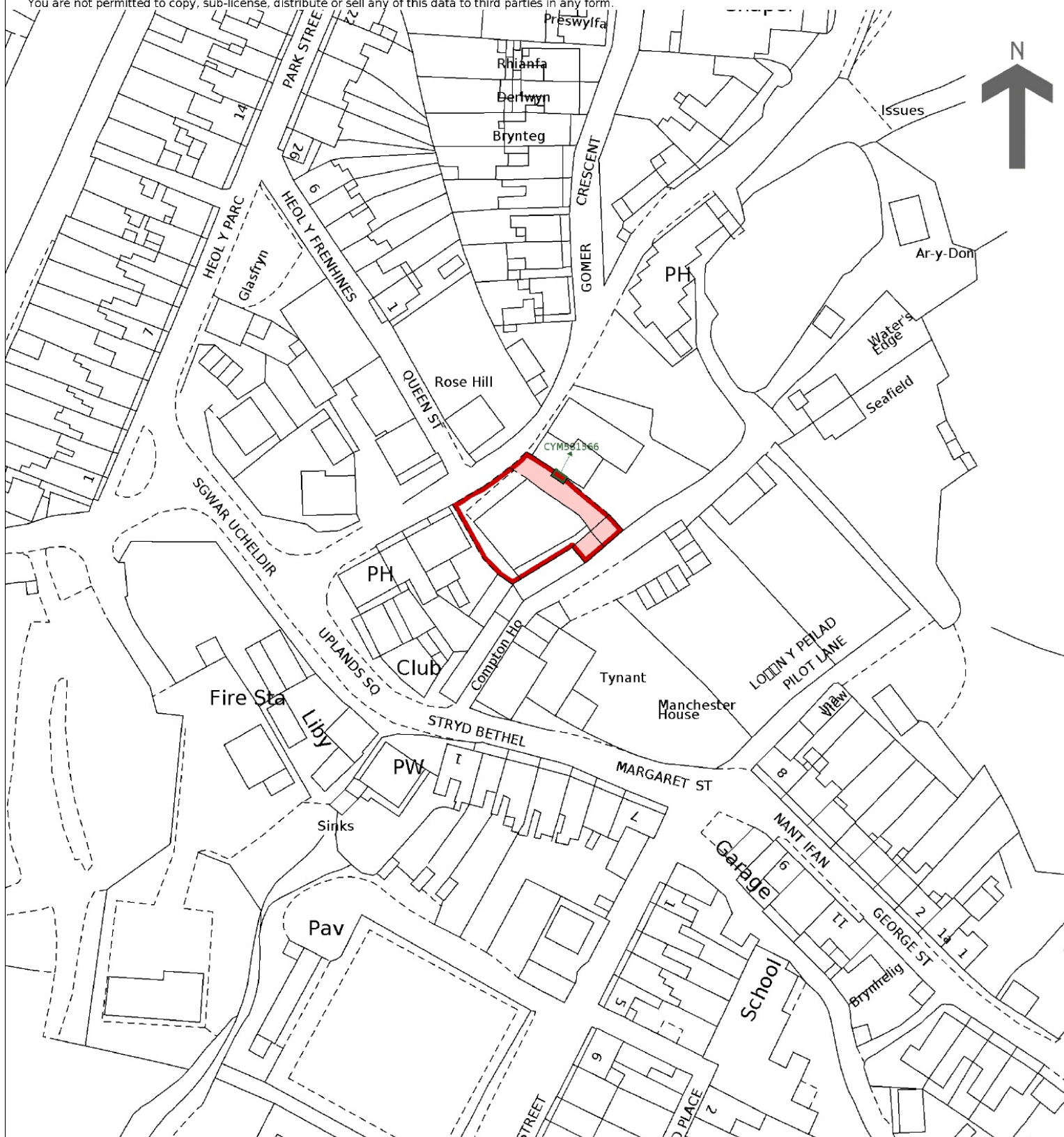
HM Land Registry

Official copy of title plan

Title number **WA870167**
Ordnance Survey map reference **SN3859NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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MATERIAL INFORMATION

Parking Types: Driveway. Private.

Heating Sources: Gas.

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

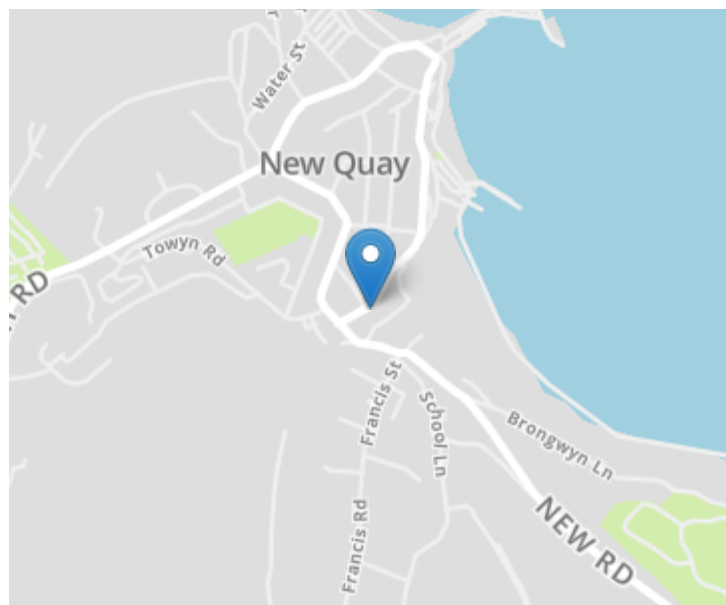
Any risk of coastal erosion? No

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

The property sits centrally within New Quay along Glanmor Terrace on the road leading down to the sea front.

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

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