

*Delightful 2 bedroom seafront apartment with glorious sea views over Cardigan Bay. New Quay, West Wales.*



**Flat 2 London House, South John Street, New Quay, Ceredigion. SA45 9NP.**

**£165,000**

**R/3865/ID**

\*\* A unique opportunity to purchase a delightful 2 bedroom sea front apartment with glorious views over Cardigan Bay coastline  
\*\* Convenient town centre location \*\* Only a stones throw away from a sandy beach \*\* Great quality fixtures and fittings throughout \*\* Sea views over the whole of Cardigan Bay \*\* Available fully furnished, subject to negotiation \*\* Recently installed electric heating \*\* Double glazed tilt and turn windows \*\*

Accommodation provides - Entrance hall, 2 bedrooms, modern bathroom, open plan lounge, kitchen and dining room.

Located within the seaside resort of New Quay with sandy beaches, local cafes, bars, restaurants, primary school and doctors surgery. 8 miles from the Georgian harbour town of Aberaeron and easy reach of the larger marketing and amenity centres of Aberystwyth to the north and Cardigan to the south.



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### Entrance Hall & Passageway

16' 1" x 16' 6" (4.90m x 5.03m) (max) accessed via staircase from ground floor with laminate flooring, feature pointed stonework and electric radiator.



### Double Bedroom 1

12' 6" x 11' 1" (3.81m x 3.38m) with double glazed tilt & turn dormer window with picturesque views over Cardigan Bay coastline and the terraces of New Quay. Electric radiator and built in storage cupboards.



### Bedroom 2

8' 5" x 6' 4" (2.57m x 1.93m) into dormer with double glazed tilt/turn window.





### Modern Bathroom

6' 6" x 7' 7" (1.98m x 2.31m) with a modern white suite comprising of a 'p' shaped panelled bath with mains shower above, dual flush WC, pedestal wash-hand basin, frosted window to rear and extractor fan.



### Open Plan Lounge/Kitchen/Dining Room

14' 8" x 24' 8" (4.47m x 7.52m) a lovely open plan room with dual aspect windows to front and side with glorious views over Cardigan Bay coastline. Four double glazed tilt/turn windows, electric radiator, exposed stonework and exposed

beams. Range of base and wall cupboard units with Formica working surfaces above. Bosch electric oven and 4 ring electric hob, plumbing for automatic washing machine, stainless steel single drainer sink.





### Tenure

The Tenure is a Leasehold with a share of Freehold. No service charge or ground rent only a set charge for building insurance and external maintenance.

### Services

The property benefits from : Mains water, electricity and drainage. Recently installed electric heating system.

Council tax band B. Currently run as a holiday let benefitting from business rates.

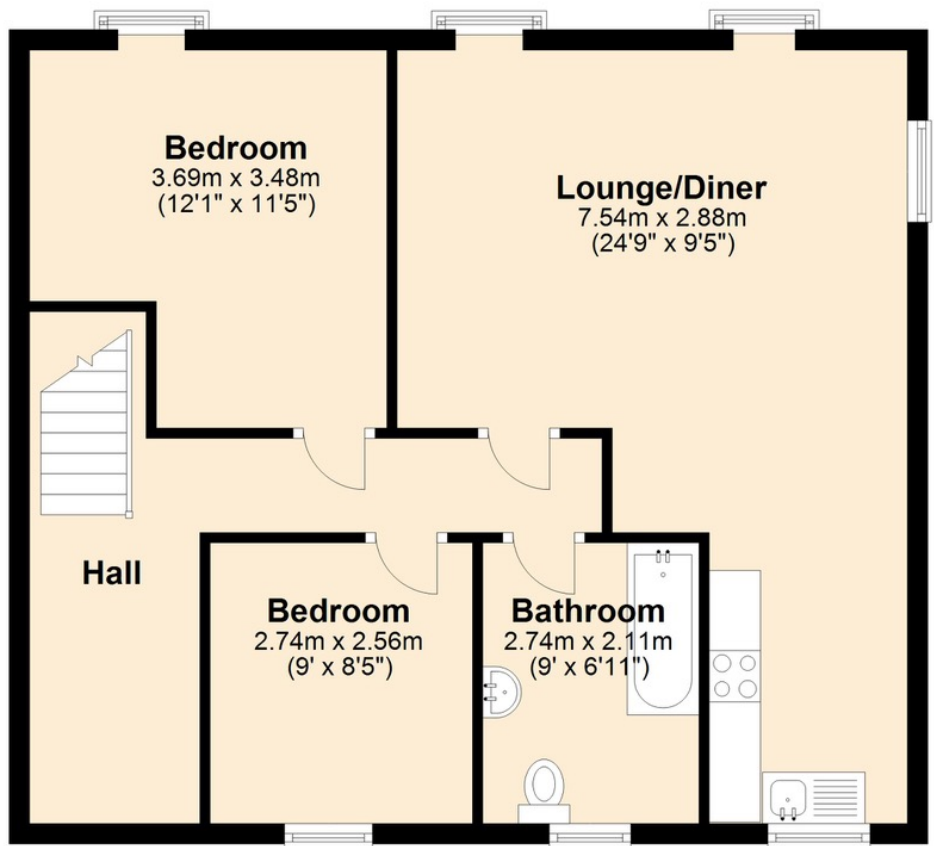
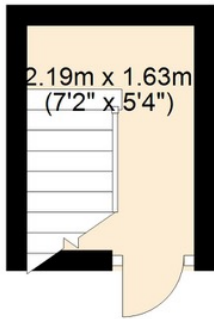


## Main Floor

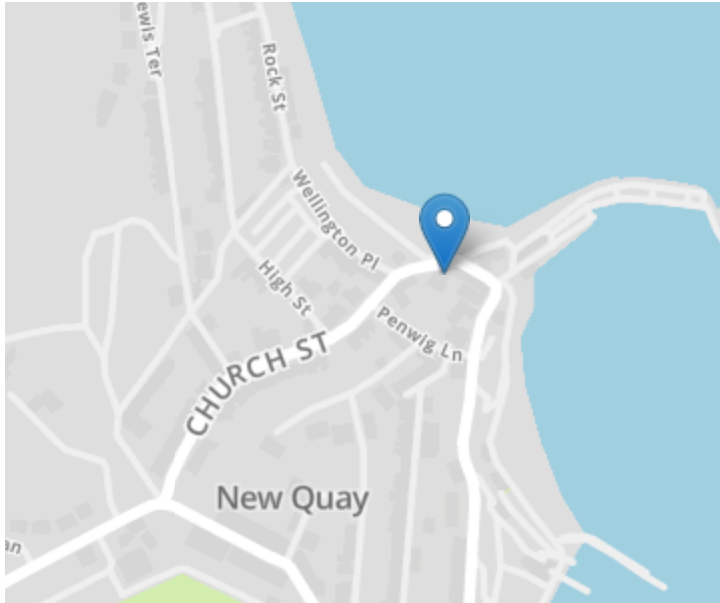
Approx. 64.7 sq. metres (696.0 sq. feet)

## Flat Entrance

Approx. 3.6 sq. metres (38.5 sq. feet)



Total area: approx. 68.2 sq. metres (734.5 sq. feet)



### Directions

From Aberaeron proceed south west on the A487 coast road through the villages of Ffosyffin and Llwyncelyn onto the village of Llanarth. Drive through the village of Llanarth and take the 1st right hand turning alongside The Llanina Arms Hotel onto the B4342 New Quay road. Follow the course of the road into the village of New Quay. When you reach the centre of the village turn right down towards the sea front alongside The Sea Horse Public House and just after Costcutters supermarket. The road will take you down to the sea front and then follow the road around to the left and you will then see Dolau Beach on your right hand side and almost opposite you will see the corner shop/postoffice. Just to the right of the shop is a grey entrance door which leads to the stairs.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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