

Regulated by:



RICS



Since 1989

Delightful Seaside Apartment. Coastal Views. New Quay - West Wales.



Flat 5 Morfa Gwyn, New Quay, Ceredigion. SA45 9SB.

Ref R/2865/DD (CAN BE SOLD FURNISHED)

£149,950

****Coastal Delight**Lovely Seaside Apartment**Ground Floor**2 Beds**Nicely Presented**Double Glazing**Electric Heating**Sea Views**Allocated Parking**A few minutes walk to sea front**Easy Walk into the centre of the popular Coastal Resort and Seaside fishing village of New Quay**Live in or Rent Out ! ****

The accommodation provides - Open Plan Living/Kitchen/Dining Room, 2 Bedrooms (one currently utilised as Sitting Room), Inner Hallway, Bathroom with shower and wc. Externally - Communal lawned gardens and rear allocated parking for 1 vehicle.

GROUND FLOOR

Living/Kitchen/Dining Room

15' 7" x 11' 4" (4.75m x 3.45m) with large upvc double glazed picture window and front door from which you enjoy lovely views over the communal gardens, New Quay harbour and the sea front.

The kitchen area is fitted with a range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit h&c, integrated oven and electric hobs over with stainless steel cooker hood, space for other appliances.





Rear Double Bedroom 1

7' 21" x 8' 7" (2.2m x 2.62m) Currently used as a Sitting Room with rear aspect window, built in wardrobes and a tall modern coal effect electric fire.



Inner Hallway

With a built in airing cupboard and a large useful under stairs storage cupboard.

Rear Double Bedroom 2

12' 8" x 7' 5" (3.86m x 2.26m) with wardrobe recess, rear

aspect window.



Bathroom

8' 9" x 4' 5" (2.67m x 1.35m) with a tiled floor, fully tiled walls, a White suite provides a panelled bath with shower over, low level, flush toilet, pedestal wash hand basin with mirror over, shaver light and point, wall mounted electric chrome heated towel rail. Window to front.



Services

Directions

From Aberaeron take the A487 coast road South West towards Cardigan. At the village of Llanarth turn right along the Llanina Arms Hotel onto the B4342 New Quay Road. Continue towards New Quay and you will pass Quay West Holiday Resort on the right hand side. You will then see the entrance to Cwm Halen on the left hand side then carry straight on for a further 300 yards and take the 1st right hand turning (This actually states No Entry except for access to Traethgwyn and Morfa Apartments). Turn down this road into the caravan park bearing left at T Junction. Proceed directly ahead and after passing the offices and Club House turn right. Then take the 1st left hand turning which will take you into a small lane from which you will see the allocated parking space marked as No 5 directly ahead. You will then need to walk around to the front of the apartment for access.