

Regulated by:



Since 1989

*Unique opportunity to accuire a delightful 1 Bedroom Ground floor flat. Coastal resort of New Quay, West Wales.*



**The Old Shop George Street, New Quay, Ceredigion. SA45 9QR.**

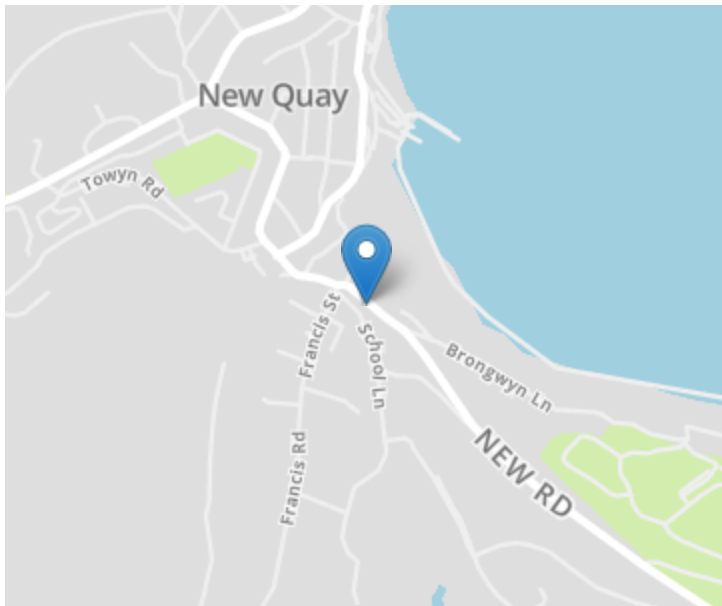
**R/3887/ID**

**£125,000**

**\*\* Unique opportunity to acquire a delightful 1 bed ground floor flat \*\* Located in the popular coastal resort of New Quay, West Wales \*\* 5 minutes walk to the sandy beaches and harbour \*\* Walking distance to a range of amenities \*\* Recently modernised and redecorated \*\* Contemporary style modern accommodation \*\* Recently installed electric heating system \*\* Double Glazing \*\***

**The Accommodation provides Porch, Open Plan Living/Dining Room/Kitchen, Double Bedroom, Walk in Wardrobe, En Suite Shower Room.**

**Positioned fronting onto George Street, a close walking distance of convenience store, pubs, restaurants, primary school, bus stop and only a few minutes walk down to the sea front, beach and harbour. 8 Miles Georgian Harbour town of Aberaeron. Easy travelling distance of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.**



window to front, TV point and broadband point.



## TENURE

This is a Leasehold ground floor studio flat (997 years - therefore a virtual freehold), one of four within the block. Each flat owner has a 25 % share in the Freehold Property Management Company.

## THE ACCOMMODATION

### Front Porch

via half glazed upvc door, tiled flooring, cupboard unit, door into -



### Open Plan Living/Kitchen/Dining Room

13' 7" x 9' 7" (4.14m x 2.92m) Into box bay window, plus 11'5" x 8'9". All inter connecting. which provides a modern range of gloss white base and wall cupboard units with red granite work tops above, in-set stainless steel single drainer sink unit, slot-in oven with new cooker hood over, tiled walls, space for fridge freezer and plumbing for automatic washing machine, part tiled walls, large porcelain tiled floor, 2 electric heaters, spot lights to ceiling, double glazed walk in bay



### Dressing Room Area

8' 5" x 4' 11" (2.57m x 1.50m) with walk in wardrobe leads through to -



### Double Bedroom

9' 11" x 9' 4" (3.02m x 2.84m) with electric heating. A light and airy room with vaulted ceiling with velux window. Door to rear alleyway, window to rear.





To the Front

**TENURE**

The property is of Leasehold Tenure.



**En Suite Shower Room**

3' 0" x 7' 8" (0.91m x 2.34m) With tiled walls, a modern suite providing a pedestal wash hand basin with mirror over, low level flush toilet, shower cubicle with a Triton Cara shower unit above, expelair heater.





## 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

Mains electricity, water and drainage. Recently installed electric heating system.

Council tax band : A (Ceredigion County Council).

## Directions

Travelling from Aberaeron towards New Quay on the A487 coast road at the village of Llanarth, turn right onto the B4342 New Quay road. Follow this road into the village of New Quay and the first terrace you enter is George Street and this will be the 1st in the terrace on the left hand side with a box bay window, identified by the Agents for sale board.

## 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>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>43</b>	
(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 