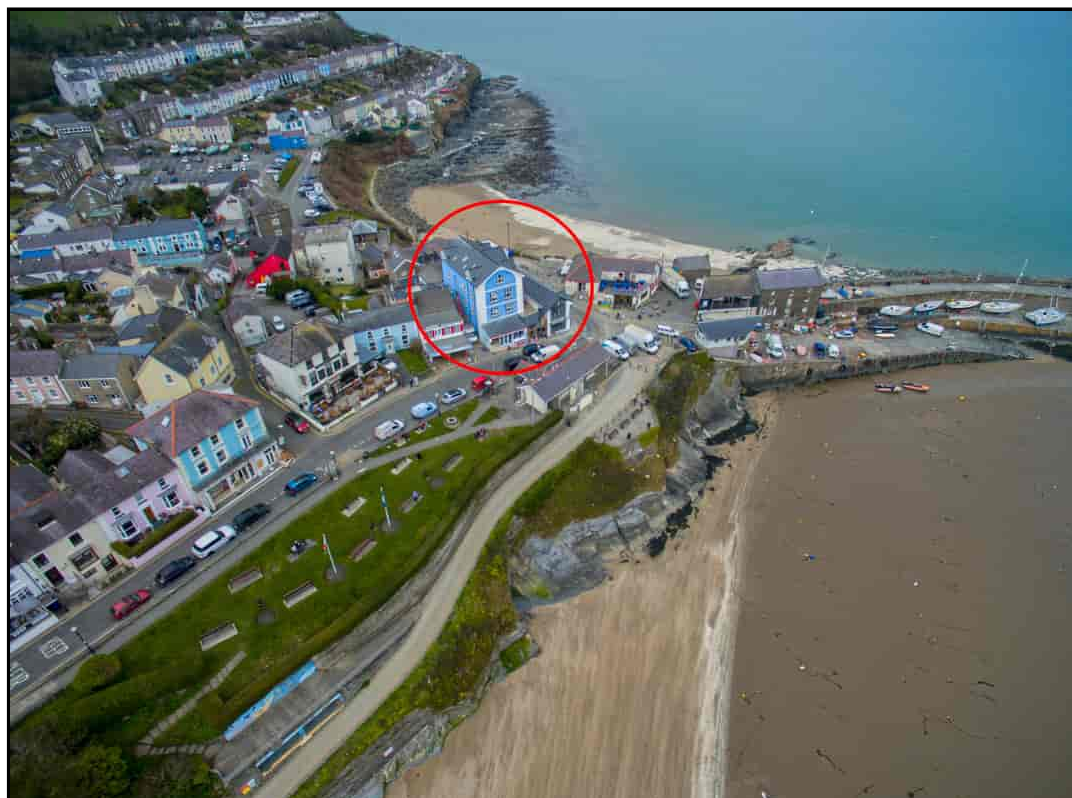


Impressive 2 Bed Apartment in outstanding location with glorious views over New Quay and Cardigan Bay. West Wales.



4 Sailhouse Apartments, South John Street, New Quay, Ceredigion. SA45 9NP.

£295,000

Ref R/3380/ID

* Impressive fully furnished 2 Bedroom seafront Apartment ** Outstanding coastal aspect over New Quay and Cardigan Bay ** Amazing views along the coastline towards North Wales ** Private balcony with no overlooking taking advantage of the views ** 2 Beds ** High quality fixtures and fittings ** Luxury Shower Room ** Available fully furnished subject to negotiation ** Positioned in central New Quay close to local amenities ** Excellent Income Potential**

Positioned within the seaside fishing village of New Quay with its sandy beaches, local cafes, bars, restaurants, places of worship, village shops and post office, primary school, doctors surgery. 8 miles south from the Georgian harbour town of Aberaeron and within easy reach of larger marketing amenity centres of Aberystwyth and Cardigan.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel: 01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel: 01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel: 01267 493444
carmarthen@morgananddavies.co.uk

A communal vestibule accessed from the adjoining footpath off South John Street into a communal staircase area with controlled access leading to the 2nd floor and entrance to Flat 4.

Entrance Hallway

3' 2" x 9' 0" (0.97m x 2.74m) via oak panelled door, heater, telecom point, spotlights to ceiling.



Luxury Shower Room

8' 1" x 4' 9" (2.46m x 1.45m) High quality shower suite including enclosed tiled shower unit with waterfall head, heated towel rail, WC, single wash hand basin on vanity unit, part tiled walls, panel flooring, spot lights to ceiling, heated towel rail.



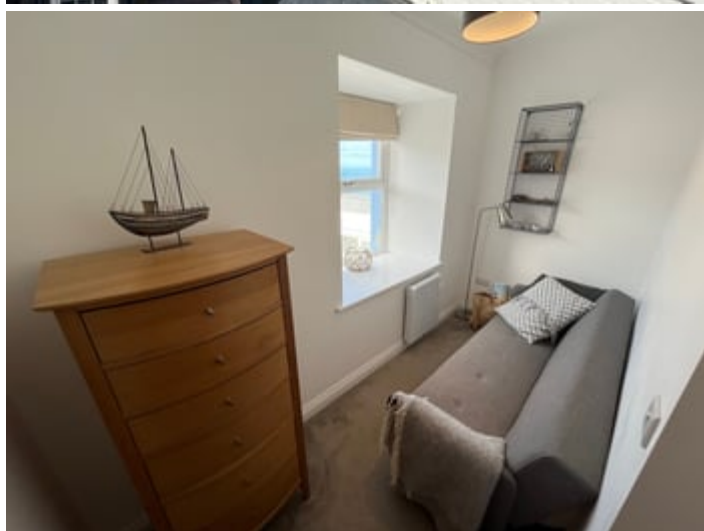
Bedroom 1

10' 7" x 11' 8" (3.23m x 3.56m) Double Bedroom with dual aspect windows and window seat enjoying sea views over Dolau beach, side storage cupboard with hot water cylinder, TV point, spotlights to ceiling, heater.



Bedroom 2

4' 8" x 11' 1" (1.42m x 3.38m) Single Bedroom, side window with views over the beach and coastline, heater, multiple sockets.



Kitchen

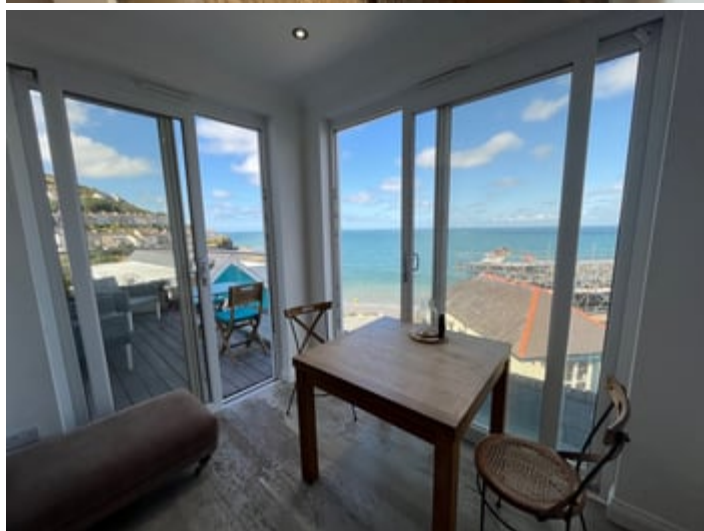
8' 1" x 10' 2" (2.46m x 3.10m) High quality light grey base and wall units with high gloss worktop, electric oven and grill with induction hobs and extractor fan over, fitted dishwasher, 1½ stainless steel sink and drainer with mixer tap, integrated fridge, picture window overlooking the balcony and New Quay harbour and beach along the coastline, tiled splashback, open plan into:





Living and Dining Area

with feature patio doors to front and side enjoying a wonderful aspect over New Quay and Cardigan Bay, ample space for sofa and chairs as well as dining table to front window, multiple sockets, heater, wood effect flooring, TV point, side patio door onto external side Balcony.



Balcony

7' 7" x 14' 5" (2.31m x 4.39m) Glass panels to all sides and outstanding views over New Quay and Cardigan Bay, composite decking panels, private space with no overlooking,

external lighting.



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

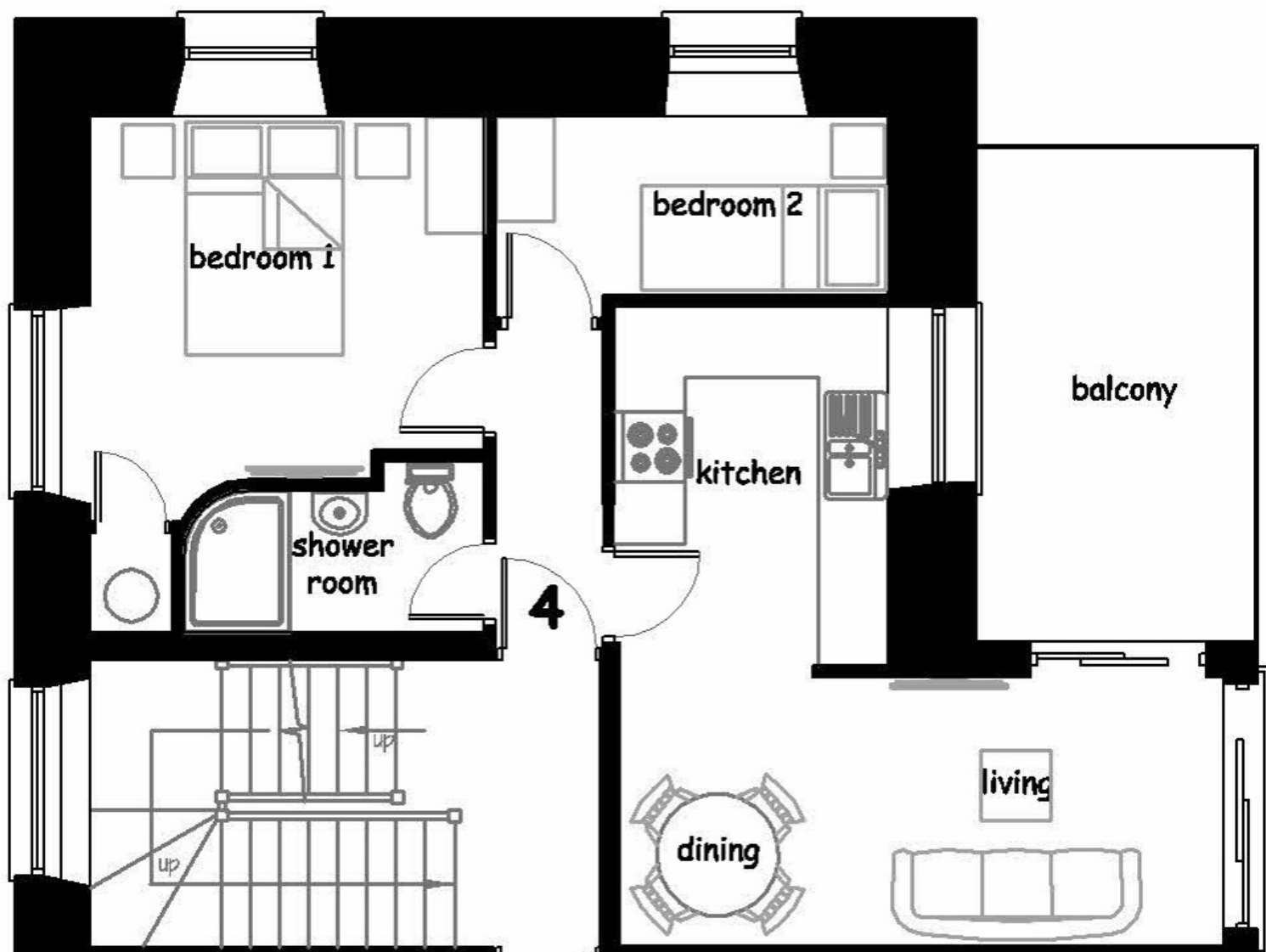
Instagram Pages

Services

Mains water, electricity and drainage. BT subject to transfer regulations.

Tenure: The Apartment is Leasehold with a current management charge of £100 pcm. Arrangements are in place to transfer the Freehold of the property to the 6 Apartments forming part of the Sailhouse Building.

Council Tax Band C - £1,203 (Ceredigion County Council).



MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 1203

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (77)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

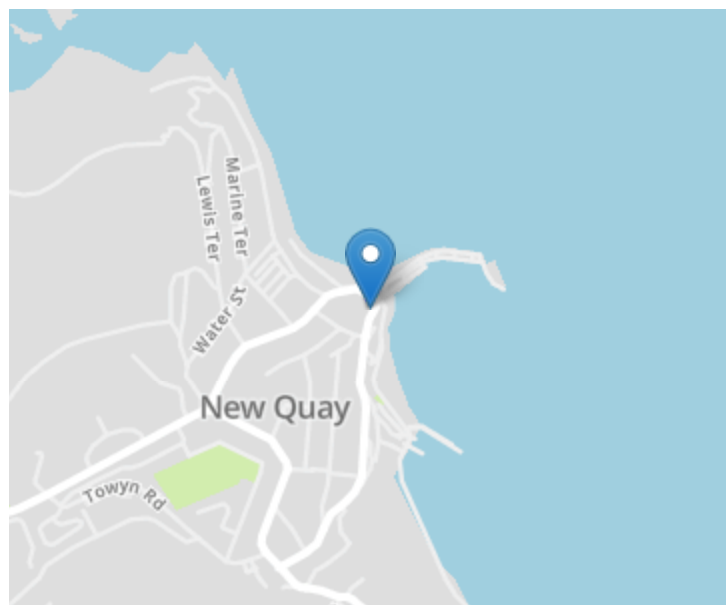
Any risk of coastal erosion? No

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

From Uplands Square, New Quay turn right by the Sea Horse Inn down towards the seafront. Continue along Glanmor Terrace onto the seafront passing Cliffside Gifts and the Penwig Inn. The property is 20 yards down on the left hand side, just before Creme Pen Cei.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS