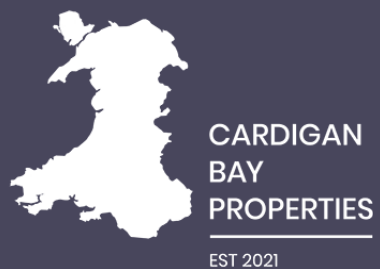




Flat 2 Seagulls Nest, London House, New Quay, SA45 9NP

Offers in the region of £165,000





# Flat 2 Seagulls Nest, London House, South John

Offers in the region of £165,000

- 2 Bedroom Flat
- Located next to beach
- 999 Year Lease commencing 2024
- Character features
- Family bathroom
- Stunning sea views
- Popular New Quay location
- Could be used as holiday let or residential home
- Leasehold with share of freehold
- EPC Rating : E

## About The Property

Nestled in the charming seaside village of New Quay, Ceredigion, this delightful 2-bedroom flat is a true gem offering mesmerising sea views that will take your breath away. As you enter through the communal doorway and ascend the steps into the communal landing, you'll be met with a beautifully character flat that exudes coastal charm, ascending the stairs into the flat, there is an exposed stone wall adding to its character.

This property has a successful history as a holiday rental, perfectly situated next to the beach in the heart of the ever-popular coastal village of New Quay. New Quay itself is a vibrant village offering a plethora of amenities including a doctor's surgery, a large Primary school, a supermarket, a fire station, an RNLI lifeboat station, charming pubs, cosy cafes, and delectable restaurants, providing a truly desirable place to reside. The stunning scenery, bustling harbour, frequent dolphin sightings, sandy beaches, and rugged coastline all contribute to the allure of this coastal haven.

Step into the inner hallway which leads to the spacious lounge/diner/kitchen area, where you can bask in the panoramic sea views from all three windows, while unwinding in the lounge or whipping up culinary delights in the kitchen complete with a range of base and wall units, a sink & drainer and an electric integral oven, and a hob. This room also benefits from exposed stone walls.

The flat features a snug double bedroom and a smaller single bedroom. The bathroom room boasts a bath with shower over, a w/c, and a wash hand basin.

Picture yourself waking up to the soothing sound of the waves and savouring your morning coffee while gazing out at the beautiful beach just a stone's throw away. This property offers not just a residence, but a seaside lifestyle that many yearn for.

Seize the opportunity to transform this seaside sanctuary into your very own coastal retreat.



Hallway

16'1" x 2'11"

Bedroom 1

12'6" x 10'10"

Bedroom 2

8'4" x 6'3"

Bathroom

7'7" x 6'6"

Lounge/Kitchen/Diner

24'9" x 14'8" (max)

IMPORTANT ESSENTIAL  
INFORMATION:

WE ARE ADVISED BY THE CURRENT

OWNER(S) THAT THIS PROPERTY  
BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: B -  
Ceredigion County Council  
(Currently has small business  
rates relief)

TENURE: LEASEHOLD (Flat sold as a  
leasehold on a 999 year lease  
with a share of the freehold. No  
service charges or ground rent  
but clause in lease for a third  
portion of any external building  
maintenance needed (e.g. roof,  
gutters, drains etc) and payment  
of a third of the annual buildings

insurance. Internal common areas - maintenance and upkeep to be split between the owners of Flat 1 & Flat 2.)

PARKING: No Parking

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

BROADBAND: Flat 2 has a broadband connection which currently serves both flats 1 & 2 - it is BT Fibre Essential which has 36mbps download speed and 9.5mbps upload speed. - PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are

aware of.

FLOOD RISK: Rivers/Sea - Low / N/A -

Surface Water: N/A

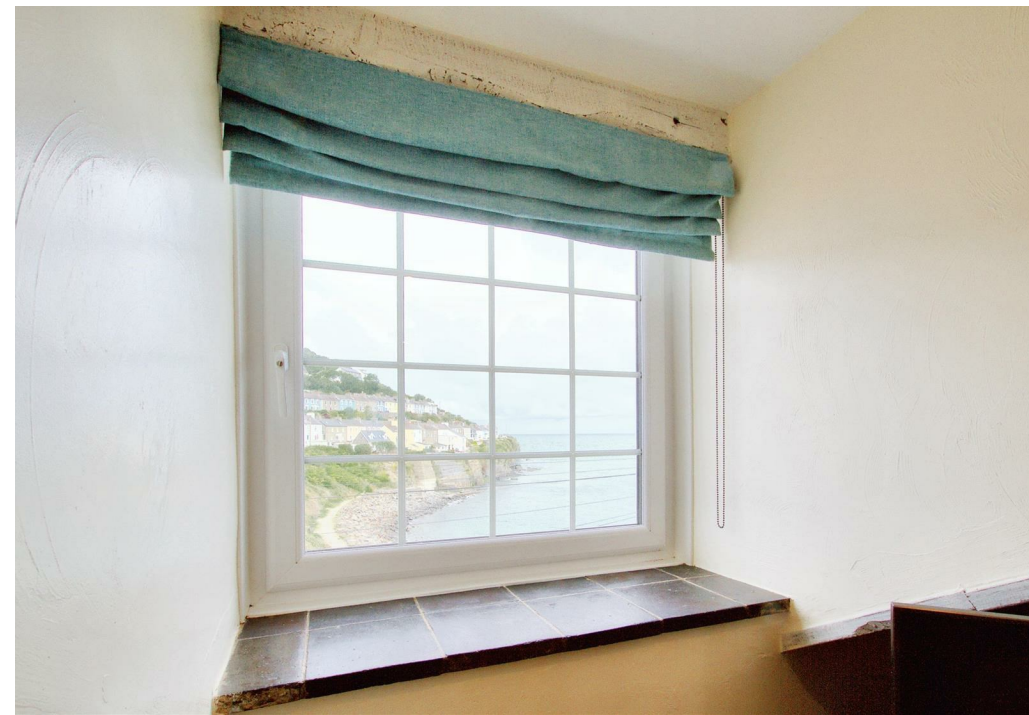
COASTAL EROSION RISK: None in this location - Low

PLANNING PERMISSIONS: The seller reserves the right to apply for planning permission to raise the roof of the bakery/corner shop next door in line with the Mariners (drawings to be supplied for approval)

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. As this flat is located at the top of the building there is some restricted head space in some of the rooms. Flat sold as a leasehold on a 999 year lease with a share of the freehold. No service charges or ground rent but clause in lease for a third portion of any external building maintenance needed (e.g. roof, gutters, drains etc) and payment of a third of the annual buildings insurance. Internal common areas - maintenance and





upkeep to be split between the owners of Flat 1 & Flat 2.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/06/24/OK/TR













Coza  
COFFEE

NO  
PARK





#### **DIRECTIONS:**

From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, travel down to the seafront past the harbour and around the corner the property is located on your left (before turning to the car park) above "The Corner Shop & Post Office" the front door is located to the right of the shop entrance.

#### **INFORMATION ABOUT THE AREA:**

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



## Second Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@cardiganbayproperties.co.uk) to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



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