



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

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- 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](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](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

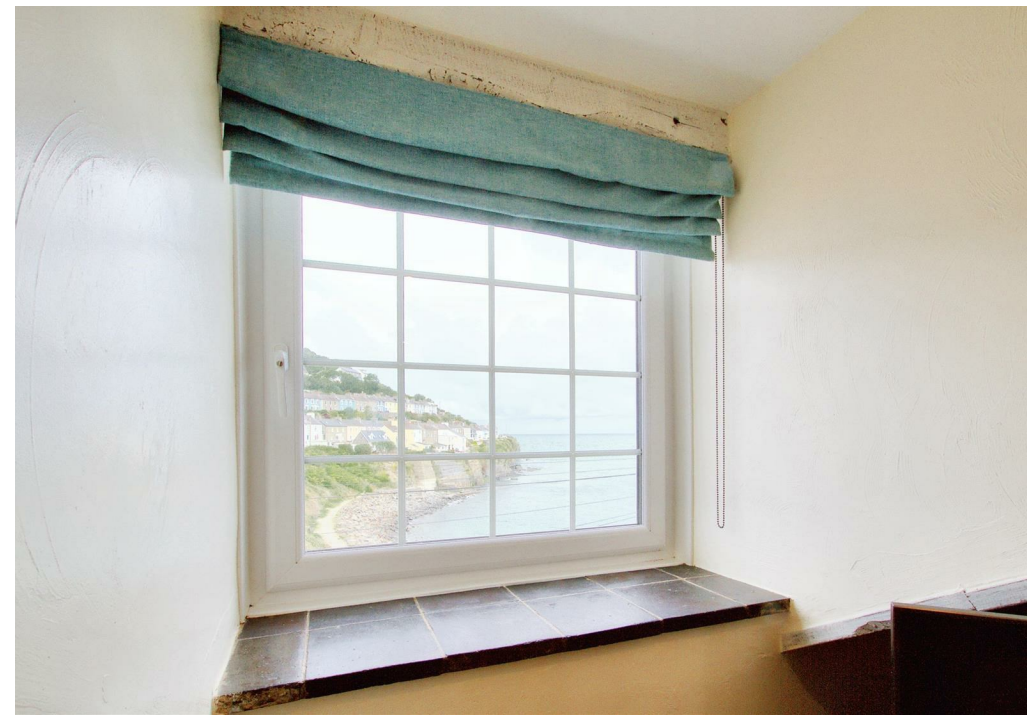
PLANNING PERMISSIONS: The seller reserves the right to apply for planning permission to raise the roof of the bakery/corner shop next door in line with the Mariners (drawings to be supplied for approval)

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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.





BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity.

Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE

APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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.

TR/TR/06/24/OK/TR











**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.



Second Floor



Energy Efficiency Rating

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

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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