



- Stunningly Beautiful Location
- Sea Views/Golf Course Location
- Ideal Holiday Home or Investment
- E.P.C Rating T.B.C

Est. 1890
evans
roach
01437 762516

£129,999





Description

A small , freshly appointed studio apartment enjoying an uninterrupted view across one of the loveliest bays in all of Wales, and just a short walk down to a spectacular dog friendly beach. Located within the golf club complex (with all the facilities it offers), but completely private and independent, with modern decor and its own designated parking space.

A comfortable double bedroom provides perfect accommodation space for two, but there's also room for a single bed (as a sofa) in the sitting area, if sharing a bed does not appeal! You don't have to be a golfer to enjoy the room... sailing in the bay, the beach, great restaurants, the amazing coastal path and a protected area for wildlife are all near at hand. Simply... a lovely slice of Pembrokeshire at a very affordable price!

Entrance To

Is via steps leading to the first floor landing, and door to

Hallway

7' 4" x 6' 7" (2.24m x 2.01m)

Tiled floor, radiator. Please note that in other identical rooms this area has been fitted with a small kitchen area, pictures and quotes available on request.



Bathroom

7' 1" x 7' 1" (2.16m x 2.16m)

Double glazed window, fully tiled walls, ceramic tile floor, 2 down lighters, coved ceiling, white suite of paneled Bath, Wash Hand Basin in a vanity surround and WC. Chrome heated towel rail/radiator, toilet roll holder, glass shelf, wall mirror with built in electric light and shaver point, Primeline extractor fan, soap dish, Mira XL thermostatic Shower over bath and a glazed shower screen

Open Plan Living/Studio Apartment

18' 2" x 13' 6" (5.54m x 4.11m)

Double glazed bay window to fore, radiator, telephone point, T.V point. In identical rooms this area has been changed to a Studio style apartment complete with kitchen/living area/sleeping area - Pictures available on request.

Broadband

Please note that standard BT broadband is available within this street as confirmed by

<http://www.productsandservices.bt.com/products/broadband-packages>



Existing Owner's Review

Please find below the words of an existing owner of a similar apartment:

We've been consistently visiting Pembrokeshire as a holiday destination since the '80s and Newport in particular has always been a special place to us.... I mean.... Just look at that beach!!!.... Look at the bay... all so beautifully "crowned" by Dinas Head. Even when the weather is not too great... perhaps after having rained for much of the day, one can usually count on it settling towards evening and finishing off with yet another spectacular sunset.

Over the years, we had commented on how the golf club was so beautifully located (with our children, we had even stayed in the original buildings more than twenty five years ago!). We had occasionally dreamt of owning a second home in Newport, but such an aspiration always seemed out of reach financially.... until we became aware of the club's plan to sell their hotel accommodation.

At last, we were able to buy into the area we so loved. Location, location, location.... We did not hesitate in agreeing to purchase this tiny slice of Newport Bay! Deciding to give the interior a coastal "New England" feel, and working with very cooperative and capable local tradesmen during the 16/17 winter, we were able to create our perfect "Bolthole"... a studio apartment providing comfortable self catering accommodation for two.

We don't even play golf!... But the course provides a wonderful setting and we love the beach, the long walks, occasional sailing and, frankly.... just being in such a stunning location... at any time of year...

Being the only two people (with one dog) walking along that vast beach, on a sunny morning in February, is remarkably good for the soul!

In spite of our lack of interest in golfing.... several friends and relatives enjoy the game. Only yesterday, some neighbours returned back from "The Bolthole" after a week playing golf and walking the coastal path. Their comments about the whole experience.... "Wow!" and "everyone seems so friendly". Our primary reason for buying "The Bolthole" was for our own pleasure... but during the spring, summer and autumn, in addition to ourselves.... several neighbours, friends and relatives, plus some great visitors booked directly through the club, have ensured that "The Bolthole" has been enjoyed for much of the time.... and has provided some welcome income.

All the people who contribute to the running of the golf club are really friendly and helpful.... a great team. The whole purchasing transaction was relaxed and enjoyable... and since purchase was completed last year (2016)... we have got to know most of them quite well. There has been no hesitation in their fulfilling any of the provisions formally and informally agreed during the sale. What's more... we have also got to know some of the other purchasers of the apartments... and shared our observations, casual rhetoric and our beers, wines and G&Ts whilst watching the setting summer sun vanish down beyond the horizon.

Not to be ignored: Newport, for such a small town, is remarkably well provided for by some great pubs, restaurants and cafes.

Tenure - Leasehold

Council Tax Band - Exempt

Services - We are advised that mains services are connected

Viewing Arrangements - Strictly by appointment only

Directions - Follow the signs for Newport Golf Club

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.

17 Victoria Place
Haverfordwest
Pembrokeshire
SA61 2JX

www.evansroach.com
info@evansroach.com
01437 762516

