



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

£249,950





Description

The location of Newport Links Golf Club is so beautiful that even the best photos do not do it justice. So its no surprise that the Carn Ingli Suite has tremendous panoramic views over the Pembrokeshire countryside, the Championship Golf Course and of course Newport beach and the Irish Sea. The 2 storey apartment will make a fantastic holiday home or investment and offers a beautifully presented, modern apartment with a small patio garden leading out to the golf course grounds. The golf course facilities are available to use and the Links restaurant has a fantastic reputation. Please call to arrange your viewing with an Evans Roach staff member on 01437 762516.



Hallway

7' 8" x 6' 1" (2.34m x 1.85m)

Door to rear, tiled floor, smoke detector, radiator.

Bathroom

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

Double glazed window, bath with shower over, wash hand basin, low level W.C, heated towel rail, extractor fan.

Bedroom

16' 6" x 13' 8" (5.03m x 4.17m)

Double glazed windows with stunning views over the golf course and Newport bay, radiator, T.V point.

Stairs to Lower Ground Floor

Living Area

16' 6" x 13' 6" (5.03m x 4.11m)

Double glazed door, smoke detector, laminate flooring, radiator, T.V point, double glazed french doors to patio.

Kitchen

13' 5" x 7' 4" (4.09m x 2.24m)

A range of base and wall units with complementary work surface, stainless steel sink with mixer tap, integrated oven and grill with 4 ring hob with extractor hood over, part tiled walls, breakfast bar, tiled floor, radiator.

Externally

A garden area to the front offers views, a slate chipped area, a patio leading to a path to the main Golf Club & Restaurant. To the rear is a boiler room housing the gas boiler, steps leading down to the off road parking space.

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 Mains services are connected

Viewing Arrangements - Strictly by appointment only

Directions - Head to 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.

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