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Cwmhyfryd, 7 Llanwern Estate, Gilfachrheda, New Quay, Ceredigion, SA45 9SD

Asking Price £279,950

A lovely detached coastal bungalow located close to a picturesque beach in the popular Llanwern Estate, Gilfachrheda, New Quay. This delightful property boasts 2 bedroom and is perfect for retirement, a small family or as a holiday retreat. Situated just an 8-minute walk from the sea, the property features an attractive decking area, ideal for relaxing with a cup of tea or hosting a barbecue with friends and family. Whether you're looking for a peaceful retreat or a seaside getaway, this bungalow provides the perfect setting to unwind & enjoy life on the renowned West Wales coastline.

Location



Located in a private development of some 15 similar properties within walking distance of the popular Cei Bach beach and the All Wales coastal path. The property is located on the outskirts of the popular seaside fishing village of New Quay, renowned for its sandy beaches, pretty harbour, popular bars, restaurants and hotels. New Quay also offers a primary school, doctors surgery, chemist and general shops. The property is also within a 10 minute drive of the popular destination town of Aberaeron and convenient to the larger towns of Aberystwyth to the north and Cardigan to the south.

Description



A lovely 2 bedroomed coastal bungalow having the benefit of uPVC double glazing, electrical central heating & attractive low maintenance gardens. This property provides well proportioned accommodation & affords more particularly the following;

Side Entrance Door to -

Kitchen

12'4" x 8'9" (3.76m x 2.67m)



An attractive neutral kitchen, being fully tiled with vinyl flooring, electric hob & cooker, a good range of base & wall units, built in fridge, single drainer sink h/c & spotlighting.

Open Plan Living / Dining Room

23'4" x 17'9" (max) (7.11m x 5.41m (max))



A nice open plan space having LPG gas fire with timber surround, dining area, storage cupboards, door to front porch & patio doors to rear grounds, radiator.

Dining Area



Principle Bedroom

11'9" x 8' (3.58m x 2.44m)



Front Porch

11'7" x 4'7" (3.53m x 1.40m)



This bright and airy space is ideal for enjoying the morning sunshine with a lantern window soaking in the sun-rays, also with door to front grounds.

Having built in wardrobe / shelving space, a vanity unit with mirror and radiator.

Inner Hallway

With access to airing cupboard housing electric boiler & loft - being part boarded & insulated, further storage cupboards.

Shower Room

7'x 6' (2.13mx 1.83m)



Fully tiled with white suite including shower cubicle with electric shower, wash handbasin with vanity unit, heated towel rail, W.C. and extractor fan.

Bedroom 2

9'8" x 7'9" (2.95m x 2.36m)



With fitted wardrobes, storage cupboards and radiator.

Externally



The property boasts a large (approx 22' x 12') decking area, perfect for soaking up the sun, BBQ's or general family entertainment. The gardens and grounds are full of colour with several seating areas, lawned gardens to front & rear, miniature barrel pond and further garden shed.

Further Seating Area



With gravelled grounds and garden shed.

Garage / Workshop

18'4" x 12'3" (5.59m x 3.73m)



A useful garage/workshop with electricity connected, up and over door, side and front entrance doors, plumbing for automatic washing machine and W.C., space for tumble drier, single drainer sink h/c with draining board. This space is double skinned with potential for conversion to further accommodation if required (STP).

Council Tax Band 'D'

We understand the property is in council tax band 'D' with the amount payable per annum being £2104.

Services

We are informed the property benefits from connection to mains water, mains electricity, mains drainage and electrical heating.

Directions

What3Words; dividing.honestly.sprinting

From Aberaeron take the A487 south, continue through the village of Llwyncelyn after approximately 1 mile, at a cross

roads turn right signposted Cei Bach and continue down through the hamlet of Llaingarreglwyd and after passing a junction with left hand turning by the chapel, continue for a further approximately 300yds taking a left hand turning into Llanwern estate and the property can be found as identified by the agents For Sale board.

7 Llanwern Estate, Gilfachrheda, SA45 9SD



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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