

www.evansbros.co.uk

[OnTheMarket.com](https://www.onthemarket.com)

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Gwynfor nr. New Quay, Llanarth, SA47 0QA

Offers Over £375,000

A beautifully refurbished semi-detached stone cottage enjoying spectacular sea views across Cardigan Bay towards New Quay. This charming coastal home seamlessly combines character features with spacious modern living, offering deceptively spacious accommodation including 4 well-proportioned bedrooms, 2 bathrooms, and a stunning feature sunroom designed to maximise the breath taking coastal outlook. The property accommodates ample parking for up to 5 vehicles and boasts an attractive stone façade that enhances its traditional cottage appeal. Outside, delightful cottage-style gardens surround the home, with raised lawned areas, workshops, and a variety of outdoor spaces to enjoy. Rear patio areas provide the perfect setting for al fresco dining while taking in uninterrupted sea views and spectacular sunsets over the bay. Offering a wonderful blend of tranquillity, comfort and coastal charm, this exceptional home presents an ideal family residence, holiday retreat or lifestyle purchase in a highly desirable setting. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Location



One of the most attractive features of this property is its attractive location in a hamlet-style setting on the outskirts of the popular fishing village of New Quay, having breath taking views over open fields and the Ceredigion coastline towards New Quay, from which there are spectacular sunsets. A real benefit of this property, is its proximity to Cei Bach and Traethgwyn beaches; being just a short walk away. The property is convenient to the destination town of Aberaeron, renowned for its many popular bars, restaurant and shops, and is also within easy travelling distance of the larger towns of Aberystwyth to the north and Cardigan to the south. This property is ideally located for touring the West Wales Heritage Coastline along with its many popular sandy beaches such as Aberporth, New Quay and Llangrannog.

Description



The property offers a tastefully refurbished yet characterful semi-detached stone cottage, offering deceptive spacious 4 bedroom accommodation with the benefit of modern anthracite coloured uPVC windows and doors; giving a contemporary finish. The property provides the following accommodation:

Front Stone-Built Porch

With double glazed windows and mosaic tiled floor. Front door with feature glazed insets leading to:

Hallway

With red and black quarry tiled flooring, meter cupboard, spotlighting and stairs to first floor.

Living Room

14'7 x 21'11 (4.45m x 6.68m)



A characterful room with oak effect flooring and feature exposed stone wall with recessed alcoves and a Jotul clear view woodburning stove set on a slate hearth; being the heart of this lovely home. Double doors leading to:

Feature Sun Lounge

15'9 x 14'2 (4.80m x 4.32m)



Having an attractive ceramic tiled floor with the benefit of underfloor heating from the oil-fired central heating system. This room has the benefit of triple aspect windows to really make the most of those direct sea views towards New Quay, and with patio doors to the rear terrace.

Inner Hallway

With access to understairs storage cupboard.

Kitchen

14'2 x 10'2 (4.32m x 3.10m)



Having a range of attractive, contemporary kitchen units at base and wall level incorporating a single drainer sink unit with space for slimline dishwasher, space for dual fuel range with extractor hood over, tiled splashbacks, pantry cupboard off, tiled flooring and pretty original window to rear hallway.

Dining Area

9'7 x 7'10 (2.92m x 2.39m)



With rear window enjoying sea views.

Rear Lobby

With second storage cupboard.

Utility Room

7'8 x 4'10 (2.34m x 1.47m)



Having tiled floor, space and plumbing for washing machine, with rear window.

Cloakroom



Having toilet, wash handbasin, radiator, tiled flooring and tiled splashbacks.

First Floor

Landing

Front Bedroom 1

14'2 x 10'8 (4.32m x 3.25m)



With ornamental fireplace and front window having views over an attractive wooded valley beyond.

Front Bedroom 2

12'11 x 7'4 (3.94m x 2.24m)



Having front window with attractive views.

Walk in Wardrobe / Bedroom 4

9'11 x 7'3 (3.02m x 2.21m)



Rear Bedroom 3

10'7 x 9'2 (3.23m x 2.79m)



With double aspect windows having expansive views towards New Quay.

Bathroom



Being tastefully refurbished with easy access walk-in shower having rainfall shower attachment with tiled surround, toilet, wash handbasin, half panelled walls and underfloor heating.

Externally



The property has an attractive stone façade to the front; adding to the character of the property, being approached by a gravelled driveway with ample parking for up to 5 vehicles. There is a front timber workshop with adjoining log store, raised side garden area and laid to lawn areas having a further

garden workshop. To the rear of the property are two terrace areas from which you can enjoy direct sea views and spectacular sunsets.



Council Tax Band D

Directions

From Aberaeron, take the A487 into Llwyncelyn and after approximately 1 mile, turn right at the crossroads for Cei Bach. Follow this road for a further mile and the property can be found in the hamlet of Llaingarreglwyd on your right hand side as identified by the agent's For Sale board.



Services

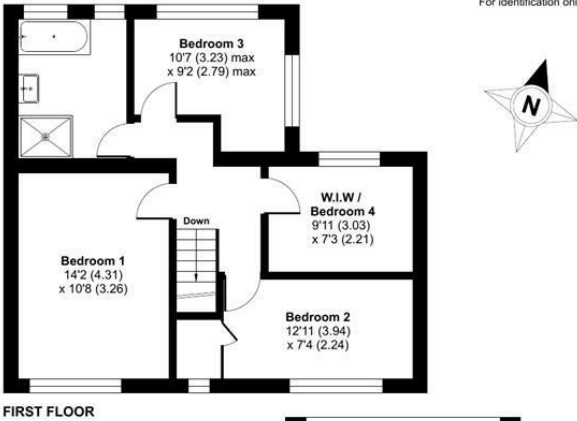


We are informed the property benefits from connection to mains water (not metered), mains electricity and mains drainage with oil-fired central heating, uPVC double glazing and broadband connection.

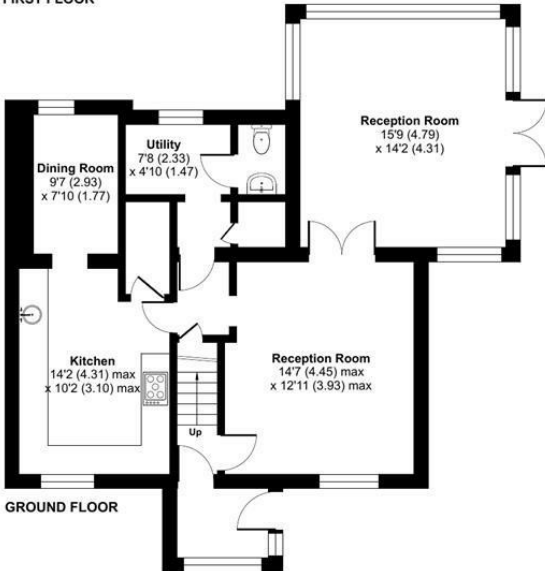
Gwynfor, Llanarth, SA47

Approximate Area = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Evans Bros Ltd. REF: 1482076



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	75

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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



39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.