

EVANS BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

www.evansbros.co.uk

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

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



Gwel y Wawr Llanarth, Llanarth, SA47 0PJ

Asking Price £399,950

Nestled within 0.43 acres of beautifully landscaped gardens, this charming detached bungalow enjoys stunning views over Cardigan Bay and offers the perfect blend of comfort and countryside living.

Beautifully presented throughout, the property features a spacious reception room, a feature conservatory overlooking the gardens, 3 bedrooms, and a versatile room ideal for a home office or study. The property benefits from oil-fired central heating and solar panels, providing warmth and energy efficiency year-round. The delightful grounds include vegetable beds, an orchard, and a polytunnel, perfect for keen gardeners, along with a detached garage, workshops, and greenhouses offering excellent storage and hobby space.

The picturesque views over Cardigan Bay are simply breath-taking, making this property a tranquil retreat. Conveniently located on a regular bus route, it offers easy access to New Quay, Aberaeron, and Cardigan, ensuring that local amenities and attractions are within easy reach.

Location



Superbly located enjoying picturesque views over Cardigan Bay and open countryside, this property is ideal for those looking for a non-estate country bungalow. The property is conveniently located adjoining the A487 and is within walking distance to a regular bus route while offering easy access to the nearby pretty fishing village of New Quay renowned for its sandy beaches. The larger town of Aberaeron, renowned for its shops, cafes and Georgian harbour is also within close proximity while the county town of Cardigan is within a 30 minutes drive. The property is well located for touring the West Wales coastline and its many popular beaches and secluded coves including Cwmtdu, Llangrannog and Aberporth.

Description



An attractive country bungalow offering superbly appointed accommodation ready for immediate occupation with the benefit of oil-fired central heating and solar panels which we are informed benefit from a feed-in tariff, providing an income for any surplus electricity to add to the efficiency of this home. The property affords more particularly, the following accommodation:

Front Entrance Door

With covered recess over having feature brick pillar. Leading to:

Hallway



With radiator.

Living Room

15'1 x 13'10 (4.60m x 4.22m)



Having a feature mock fireplace with marble surround and with side TV shelf, radiator, night storage heater fed off the solar panels and double doors to conservatory.

Conservatory

12'4 x 8'10 (3.76m x 2.69m)



A lovely room taking advantage of those far-reaching views over open countryside and Cardigan Bay beyond. With radiator, half brick walling and patio door to front terrace.

Inner Hallway

Leading to:

Kitchen - Diner

18'10 x 10' (5.74m x 3.05m)



With a good range of kitchen units at base and wall level incorporating a ceramic sink unit, space for dishwasher, fridge and freezer, with a recess for a Range, radiator and double aspect windows enjoying views over the garden.

Rear Porch / Utility

8'10 x 3'10 (2.69m x 1.17m)

With plumbing for automatic washing machine and space for tumble dryer with rear entrance door to garden.

Shower Room



Being fully tiled with easy access shower cubicle, wash handbasin, toilet, extractor fan and heated towel rail.

Front Bedroom 3

9'8 x 8'11 (2.95m x 2.72m)



With front window and radiator.

Bedroom 2

12'6 x 8'11 (3.81m x 2.72m)



With front window and radiator.

Study / Sitting Area

12'3 x 9' (3.73m x 2.74m)



Although currently used as a gym, this would be an ideal room for a study / second sitting area with a radiator and rear window.

This leads through to:

Master Bedroom 1

16'6 x 11'8 (5.03m x 3.56m)



A large room with French doors to front, side window and radiator. Door to:

Rear Utility Area



Having single drainer sink unit and W.C. with two external doors, providing space for a potential ensuite.

Externally



One of the main features of this property is its attractive location overlooking open fields while being contained within an evergreen hedge boundary and being approached via a gated entrance with a tarmac driveway, having ample parking

and turning areas. To the front of the property is a raised terrace contained within a galvanised rail surround having sea views.



The Gardens



The property is set in delightful landscaped gardens and grounds with a lovely selection of flower beds, ornamental trees and bushes. There is also an ornamental fish pond which is stocked with goldfish.

Garage / Workshop

16'4 x 10'4 (4.98m x 3.15m)



The benefits from a useful detached garage / workshop with

up and over door, and further garden workshop with lean-to greenhouse.

Vegetable Gardens



the property also has the benefit of productive vegetable gardens with two greenhouses, polytunnel and orchard area with apple, pear and cherry trees.

Directions

The property can be found on the north side of Synod Inn on the left hand side as identified by the agent's For Sale board.

Services

We are informed that the property benefits from the connection to mains water, mains electricity and private drainage with oil fired central heating and solar PV panels.

Council Tax Band E

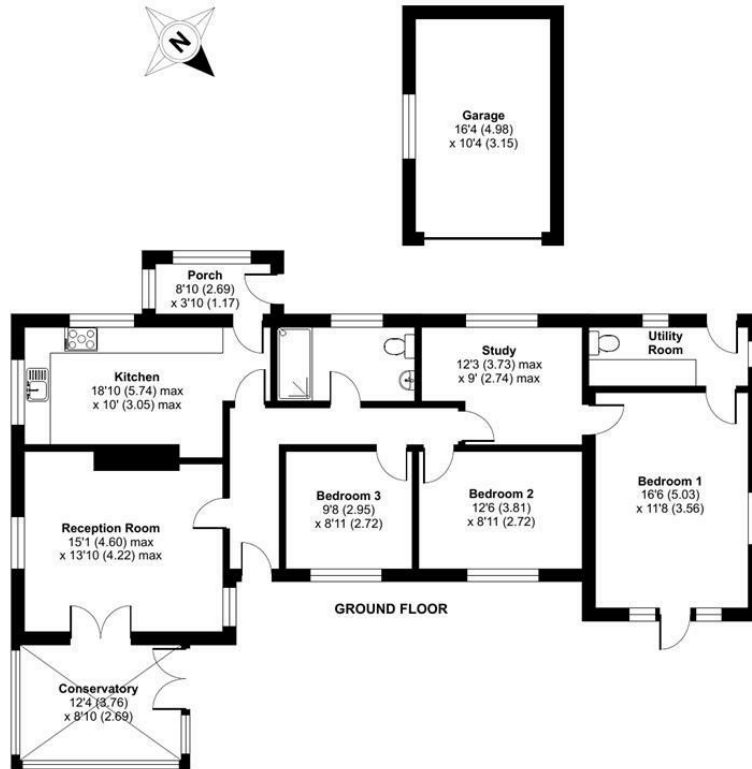
Gwel-Y-Wawr, Llanarth, SA47

Approximate Area = 1295 sq ft / 120.3 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1463 sq ft / 135.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Evans Bros Ltd. REF: 1458880



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.