

**COASTAL DELIGHT!** *Immaculately presented 4 bed detached residence in the picturesque secluded cove of Cwmttydu on Cardigan Bay - West Wales.*



**Glanydon, Cwmttydu, Near New Quay, Ceredigion. SA44 6LQ.**

**£399,950**

**Ref R/4160/ID**

\*\*Highly desirable 4 bed detached residence\*\* Located only a stone's throw away from the sea\*\* Picturesque secluded cove of Cwmttydu on Cardigan Bay - West Wales\*\* Immaculately presented residence\*\* Private parking for 2 cars\*\* Double Glazing throughout\*\* Oil fired central heating\*\* Superb location within the picturesque seaside cove of Cwmttydu and the National Trust beach flanked by cliffs and caves and the All Wales coastal path\*\* A REAL COASTAL GEM!\*\*

The property comprises of Entrance Hall, Front Lounge, Formal Dining Room/2nd Lounge, Kitchen/Dining Room, Utility Room, Downstairs Shower Room. First Floor - 4 Bedrooms and modern Bathroom.

Cwmttydu lies along the West Wales heritage coastline, some 4 miles from the popular coastal resort and seaside fishing village of New Quay and an equi-distantance from the main A487 coast road providing ease of access to the larger marketing and amenity centres of the area.



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## GROUND FLOOR

### Entrance Porch

3' 0" x 5' 3" (0.91m x 1.60m) with dwarf walls, uPVC glazed units, half glazed uPVC door, tiled flooring, half glazed hardwood door into -



### Entrance Hallway

9' 3" x 4' 5" (2.82m x 1.35m) with stairs rising to first floor, red and black quarry tiled flooring, central heating radiator.



### Dining Room/2nd Lounge

With dual aspect windows to front and side, ornate fireplace with electric fire on a slate hearth, 2 central heating radiators, exposed ceiling beams, door into -



### Main Lounge

18' 7" x 14' 0" (5.66m x 4.27m) with dual aspect window to front and side, fireplace with tiled hearth, tongue and groove panel to half wall, wall lights, exposed ceiling beams, 2 central heating radiators, TV point. Door into -





### Kitchen/Dining Room

13' 0" x 7' 7" (3.96m x 2.31m) with range of fitted base and wall cupboard units with Formica working surfaces above, breakfast bar, inset electric oven and grill, 4 ring gas hob above, stainless steel extractor hood, stainless steel single drainer sink, plumbing for automatic washing machine, Worcester oil fired boiler, window to both sides, tiled splash back, central heating radiator, half glazed exterior door.



### Utility Room

5' 9" x 6' 0" (1.75m x 1.83m) with space for fridge freezer, door into -

### Downstairs Shower Room

3' 9" x 7' 6" (1.14m x 2.29m) having a three piece white suite comprising of an enclosed shower unit with Myra electric shower above, free standing wash hand basin, low level flush WC frosted window to rear, tiled flooring, half tiled walls, central heating radiator, extractor fan.



## FIRST FLOOR

### Central Landing

17' 4" x 5' 7" (5.28m x 1.70m) with double doors into airing cupboard, central heating radiator, access hatch to loft.



### Front Master Bedroom 1

10' 8" x 20' 2" (3.25m x 6.15m) with dual aspect window to front and side, original cast iron fireplace with ornate surround, 2 central heating radiators, 2 doors lead out to landing.



### Front Double Bedroom 2

9' 0" x 12' 0" (2.74m x 3.66m) with double glazed window to front, central heating radiator.



### Front Box Room

5' 8" x 6' 0" (1.73m x 1.83m) double glazed window to front, would make a lovely study/office.



### Rear Bedroom 3

9' 0" x 6' 5" (2.74m x 1.96m) With double glazed window to rear, central heating radiator.



#### Rear Double Bedroom 4

13' 0" x 10' 8" (3.96m x 3.25m) with dual aspect window to side, central heating radiator.



#### Main Bathroom

A modern 4 piece white suite comprising of a panelled bath with mixer taps, corner shower unit with Triton electric shower above, gloss white vanity unit with inset wash hand basin, low level flush WC. frosted window to side and rear, tiled flooring, half tiled wall, central heating radiator.



#### EXTERNALLY

##### To the front

A walled-in forecourt.





### To the Side and Rear

A tarmac driveway with private parking for 2-3 cars. Patio area laid to slabs and outside Store Shed and access path to both sides.



### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or

mortgage in principle papers if a mortgage is required.

### TENURE

The property is of Freehold Tenure.

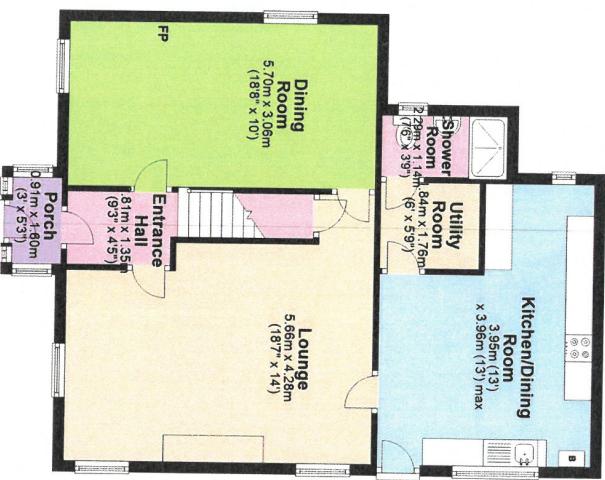
### Services

The property benefits from mains water and electric. Private drainage to septic tank. Oil fired central heating. Fibre optic broadband.

Council Tax Band : E (Ceredigion County Council).

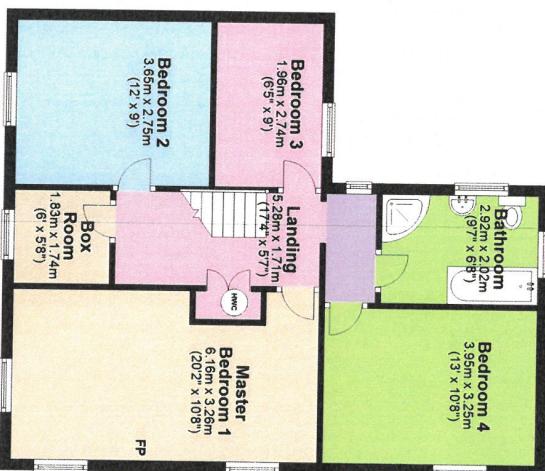
## Ground Floor

Approx. 67.7 sq. metres (728.2 sq. feet)



Approx. 66.8 sq. metres (718.8 sq. feet)

## First Floor



Total area: approx. 134.4 sq. metres (1447.1 sq. feet)

The floor plan is for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanGrid.

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (50)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

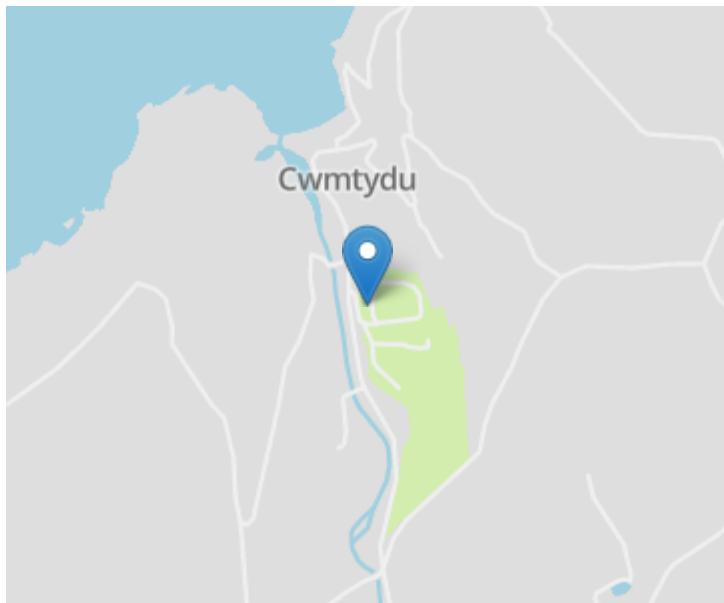
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

From Aberaeron proceed South West on the A487 coast road through the village of Ffosyffin, Llwyncelyn, Llanarth and on to the village of Synod Inn. Carry straight through the village of Synod Inn on the A487 to the next crossroads alongside a small church with railings. Turn right sign posted Cwmtydu. Follow the course of the road to Caerwedros village crossroads, turn left and proceed down hill to Llwyndafydd. When you reach Llwyndafydd you will come to a T junction. Bear left and take the first right hand turning sign posted Cwmtydu. Proceed down through a picturesque wooded valley until you reach Cwmtydu. Drive into the village and you will see the property on the right hand side as identified by the agents for sale board.

For further information or to arrange a viewing on this property please contact :

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