

**** FOR SALE BY INFORMAL TENDER **** *An improvable 3 bed semi detached residence, set in quiet surroundings. New Quay - West Wales.*



Tan Y Bryn, Pentregarth, New Quay, Ceredigion. SA45 9TF.

£150,000 Guide Price

Ref R/4715/ID

**** FOR SALE BY INFORMAL TENDER **** Best offers to be received at the offices of Morgan & Davies, Aberaeron, no later than 12 noon on Friday 30 January 2026 (Tender form attached) or via e.mail to ifan@morgananddavies.co.uk **

****Improvable 3 bed semi detached residence**** Located at the end of a quiet lane**Walking distance to the popular seaside fishing village of New Quay - West Wales**Deceptively spacious accommodation**Private parking for 2 cars**Rear patio area**In need of refurbishment**Lovely quiet location**Great potential to put your own stamp on it!**

The property comprises of entrance hall, front lounge/ dining room, kitchen, store room/utility. First floor - 2 double bedrooms, 1 single bedroom and bathroom.

The property is located on the fringes of the popular fishing village of New Quay being a sought after destination on the Cardigan Bay coastline. The village offers a range of facilities and services including local primary school, doctors surgery cafes, bars and restaurants. Access to two sandy beaches and the All Wales



LAMPETER
12, Harford Square, Lampeter,
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lampeter@morgananddavies.co.uk



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11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Entrance Hall

20' 6" x 5' 4" (6.25m x 1.63m) with upvc half glazed door, fan light above, stairs to first floor, under stairs storage cupboard.

Lounge/Dining Room

11' 8" x 22' 0" (3.56m x 6.71m) with double glazed window to front, with multi fuel stove (not in working order) which previously ran the domestic heating and hot water, double glazed windows to rear, exposed beams.



Kitchen

13' 9" x 9' 5" (4.19m x 2.87m) with fitted base and wall cupboard units with working surfaces above, electric oven, 4 ring electric hob, stainless steel drainer sink, plumbing for automatic washing machine, upvc exterior door to side.





Storage/Utility

5' 2" x 8' 2" (1.57m x 2.49m) with double glazed window to side.

FIRST FLOOR

Landing

13' 3" x 5' 6" (4.04m x 1.68m) with access hatch to loft.

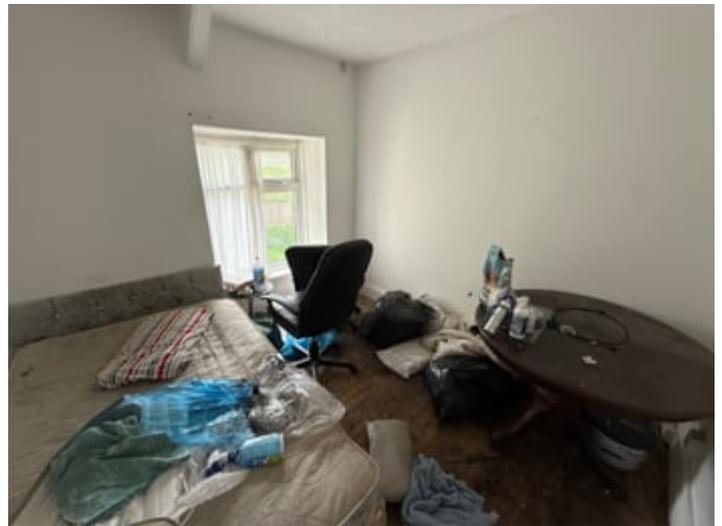
Family Bathroom

9' 8" x 6' 3" (2.95m x 1.91m) with a 3 piece white suite comprising of a panelled bath, low level flush w.c. pedestal wash hand basin, mixer tap, frosted window to side.



Rear Double Bedroom 1

9' 6" x 10' 0" (2.90m x 3.05m) double glazed window to rear, exposed timber floor boards.



Front Double Bedroom 2

10' 6" x 12' 0" (3.20m x 3.66m) with double glazed window to front, exposed floor boards.



Front Bedroom 3

6' 6" x 8' 6" (1.98m x 2.59m) with double glazed window to front, exposed floor boards.



EXTERNALLY

To the Front

The property is approached via a C Class road onto a concrete private parking area for 2 cars, front forecourt, steps leading to front door.



To the Rear

To the rear is a patio laid to slabs.



PLEASE NOTE -

The grassed area is not included in the sale.

MONEY LAUNDERING REGULATIONS

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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

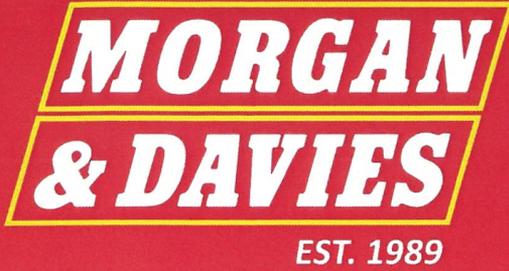
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water, electricity and drainage. Multi fuel central heating system (Currently not in working condition).

Council Tax Band (Ceredigion Council Council).



Estate Agents | Property Advisers
Local knowledge, National coverage

Please reply to Aberaeron Office.

INFORMAL TENDER FORM / BEST OFFERS
(Subject to Contract)

On
TAN Y BRYN, PENTREGARTH, NEW QUAY, CEREDIGION SA45 9TF
Ref : R/4715/ID

To be sent/delivered/emailed to the Agents Offices
No later than -

12 Noon on Friday 30 JANUARY 2026

To the offices of Morgan & Davies, 4 Market Street, Aberaeron, Ceredigion SA46 0AS
Email: ifan@morgananddavies.co.uk / aberaeron@morgananddavies.co.uk

I/We (Full Names).

Address

..... Post Code.....

Tel : E-mail :

Hereby confirm our offer as follows:-

Price: £.....

I/We

Confirm we have the funds to proceed with the purchase and confirm that the offer is not subject to any planning applications and the property is sold as seen.

My/Our Solicitors are:-
.....
.....

Signed Date



Directors:
Andrew J Morgan FRICS FAAV Rhys ap Dylan Davies BA (Hons) MTP
T Dylan R Davies FNAEA FNAVA Llion ap Dylan Davies BA (Hons) MNAEA MNAVA

www.morgananddavies.co.uk

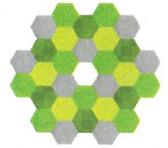
Morgan & Davies is a trading name of Morgan & Davies Ltd, a Company registered in Wales 11301575

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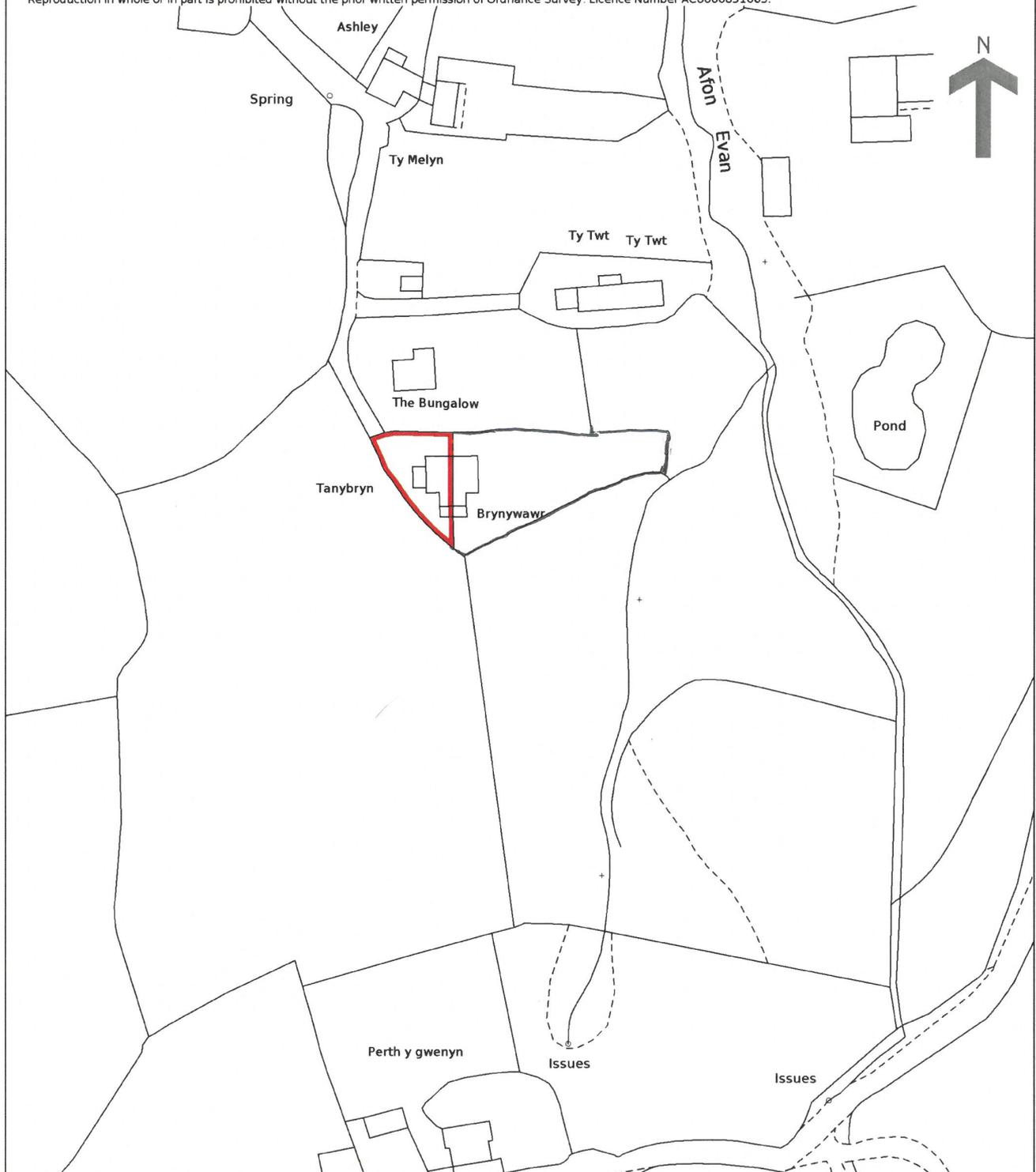
LAMPETER
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TEL: 01570 423 623 FAX: 01570 421 512
lampeter@morgananddavies.co.uk

HM Land Registry
Official copy of
title plan

Title number **CYM430116**
Ordnance Survey map reference **SN3859SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Ceredigion / Ceredigion**



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**FOR IDENTIFICATION
PURPOSES ONLY**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: Open Fire.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: E (45)

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



Directions

From Aberaeron travel south west on the A487 coast to the village of Llanarth. In the village of Llanarth, alongside The Llanina Arms Hotel, turn right onto the B4342 New Quay road. Keep on this road for some 2 miles passing Quay West holiday resort on your right hand side, keep going for another 1/4 of a mile. As you enter New Quay you will pass terraced houses known as George Street. At the end of George Street, turn left, up Francis Street, passing the bowling green on your right hand side, follow the road up the hill some 300 yards, take the 1st left hand turning at the junction and you will see a terrace of properties on your left hand side, bear right at the junction, continue up the road for some 250 yards and the property can be seen in front of you at the end of the road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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