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**BRON Y AUR PENRHIW PISTYLL LANE, NEW QUAY, CEREDIGION SA45 9TQ**

**£945,000 Ref A/5277/ID**

**Highly desirable coastal property. Substantial 3 bed barn conversion. Attached Annexe. Double Garage. Indoor Swimming Pool. Holiday Caravan. Small Caravan/Camping Site. In all 3 Acres. Coastal views - New Quay, West Wales.**

**\*\*Superb coastal residence\*\*Substantial Barn Conversion offers 3 bed accommodation\*\*Adj 1 Bed Annexe\*\*All set in 3 Acres of grounds\*\*Double Garage\*\*Indoor Swimming Pool\*\*Holiday Letting Caravan\*\*Coastal slope and woodland\*\*Upper Plateau used as caravan and camping site for 5 units from which there are outstanding views over Cardigan Bay\*\*Ideal opportunity for a home with an income, multi generational lifestyle, home office and all set on the beautiful Cardigan Bay coastal region\*\***

The main accommodation provides - Ent hall, cloak room, living room, kitchen/dining room. First floor - 3 double bedrooms, family bathroom.

Nicely positioned on the fringes of the popular West Wales coastal resort and seaside fishing village of New Quay, 8 miles Aberaeron. Easy reach of the larger Marketing and Amenity Centres of Cardigan, Aberystwyth and Lampeter. Less than an hours drive from the link road to the M4 motorway.

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## Location

From Aberaeron proceed south west on the A487 coast road as far as the village of Llanarth. At Llanarth, alongside The Llanina Arms Hotel turn right onto the B4342 New Quay road. Follow this road until you will see Quay West Holiday Resort on the right hand side, just beyond you will see the entrance to Cwmhalen residential estate on the left hand side. Proceed for a further 300 yards and turn fork left onto a small lane and follow this lane up hill until you get to the brow of the hill. Follow the road around to the left and when you reach a right hand turning you will see in front a name plate for Penrhiwpistyll cottages. Turn left into the complex and you will see directly ahead a walled gated entrance and this will provide the private access to this property.

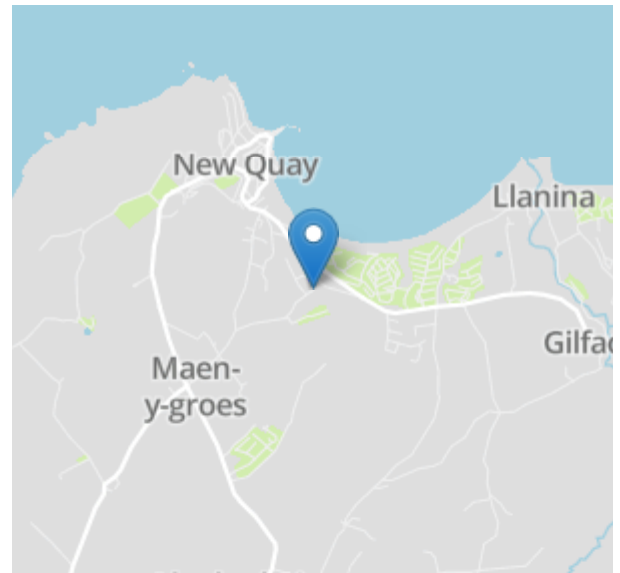


Image Caption

## GENERAL

The offering of Bron Y Aur on the market provides prospective purchasers with an opportunity of acquiring a property of considerable and diverse potential ideal for those seeking a home with an income, multi generational living as well as part suitable for home office. All set within some 3 Acres or thereabouts which incorporates woodland on a coastal slope and on the upper plateau an area used a caravan and camping site for 5 units.

The caravan is let for holiday purposes all round the year and the camping site operated under the 28 day camping rule for the month of August only. No formal planning permission or membership of the caravan and camping site was ever sought and the property is let normally via the Pitch Up Website. The businesses is income generating and further figures can be discussed with bonified parties.

The letting caravan pays Local Authority business rates.

Bron Y Aur forms part of what was originally Penrhiwpistyll Farm homestead. This property comprised of a two story barn which was expertly converted and extended some 20-25 years ago. This property is private, contained within its own boundaries backing away from the remaining farm homestead which was also converted to cottages, again some 20-25 years ago.

To the front and side of the residence are lovely but easily maintained gardens and grounds. At the bottom end is located the caravan and to the side is a double garage and also a purpose built enclosed heated swimming pool.

## THE MAIN RESIDENCE



The main residence has attractive stone facing elevations all round, benefits double glazing and an oil fired central heating system and offers the following well proportioned accommodation. (All dimensions approximate ) viz:

## Reception Hall



20' 6" x 10' 10" (6.25m x 3.30m) with wood laminate flooring, central heating radiator, built in cloak cupboard and understairs storage cupboard with central heating radiator.

## Utility Room/Cloak Room

10' 5" x 9' 4" (3.17m x 2.84m) with stainless steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine, low level flush toilet, wash hand basin, half tiled walls, central heating radiator. Built in cupboard houses the Grant oil fired central heating combi boiler and hot water storage tanks.

## Living Room



14' 9" x 14' 2" (4.50m x 4.32m) with rear aspect window, central heating radiator, ornamental fireplace.

## Kitchen/Dining Room



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**SITE PLANS**



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	75	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**BRON Y AUR PENRHIW PISTYLL  
LANE  
NEW QUAY  
CEREDIGION  
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For further information or  
to arrange a viewing on this  
beautiful property, contact us:

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