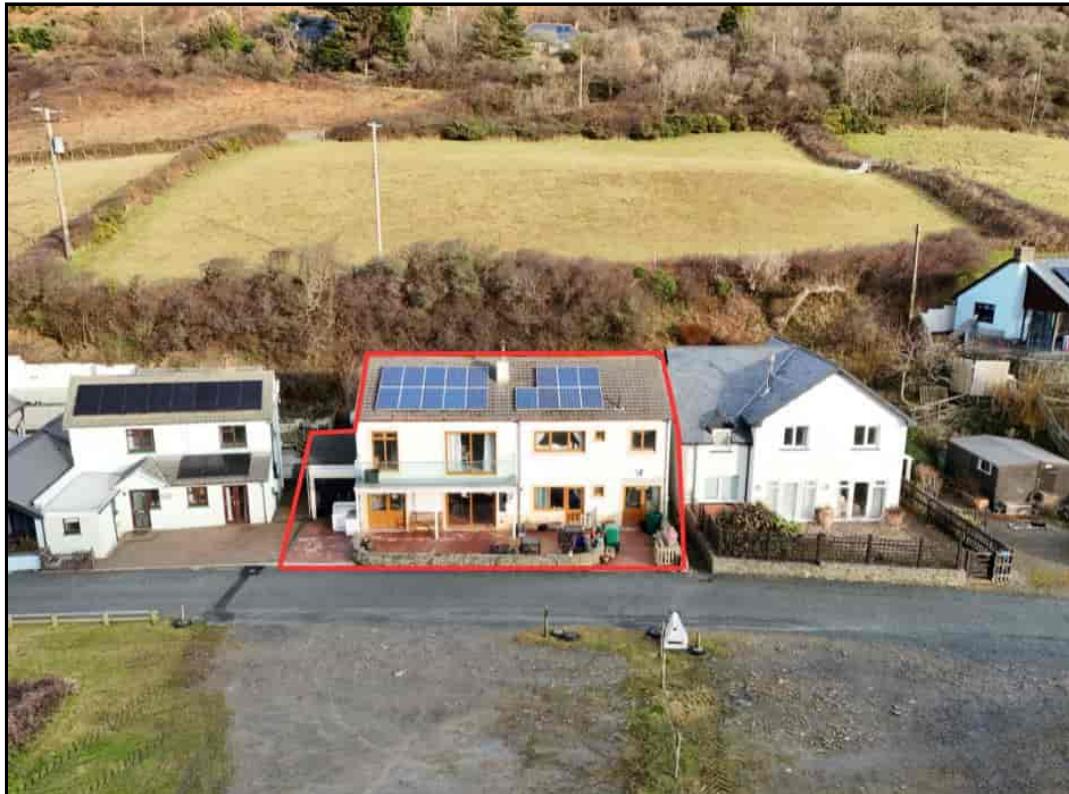


*Excellent commercial and residential opportunity within the favoured Cardigan Bay coastal region.*

## Cwmtydu - West Wales



**Melin Y Gors, Cwmtydu, Ceredigion. SA44 6LQ.**

**£349,950**

**R/3635/DD**

\*\* An ideal lifestyle choice \*\* Home with an Income or multi-generational living \*\* Has been run as a successful B&B/Guest House & Tea Rooms (currently not trading due to ill health) \*\*

Located within the picturesque secluded seaside cove of Cwmtydu. As stones throw of the beach. A rare and unrivalled opportunity.

Looking for a change of pace in this beautiful part of West Wales. The accommodation is currently laid out to provide 3 en-suite letting bedrooms plus proprietors accommodation. Balcony with views to the sea. Tea Rooms & Terraced Cafe.

Cwmtydu lies on the National Trust Heritage Coastline with access to the all Wales coastal path. Positioned within close proximity of the seaside resorts of New Quay and Llangrannog and an easy travelling distance of many other popular picturesque seaside villages and sandy beaches along this favoured West Wales coastline.



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## GENERAL

An ideal opportunity for those wishing to live in a beautiful part of West Wales but at the same time, potential for making a comfortable living.

Presently the cafe and tea rooms are closed due to ill health. Previously were only opening during the summer months. The letting accommodation does lend itself for a variety of purposes either to enlarge the current proprietors accommodation or provide multi-generational living. Recent improvements have included installation of 2 new bathrooms. We are advised by the owners that turnover can be in the region of £70,000.00 on a good year, but due to Covid, coupled with ill health the recent trading figures have been lower.

## GROUND FLOOR

### Tea Room/Cafe

23' 9" x 15' 2" (7.24m x 4.62m) with laminate flooring, large patio door to outside terrace café area. Presently with covers for 12 with a serving area which incorporates a cold counter, storage cupboards, stainless steel 1 1/2 bowl single drainer sink unit. Double panel radiator.



## Kitchen

22' 9" x 9' 4" (6.93m x 2.84m) with an excellent range of modern base and wall cupboard units with Formica working surfaces, 2 separate 1 1/2 bowl single drainer stainless steel sink units, integrated appliances including a Zanussi stainless steel double oven, LPG Gas hob units with cooker hood over. Rear exterior door. Boiler cupboard housing the Grant oil fired central heating combi boiler.

Access to front hallway.



## Private Side Hallway

for proprietors accommodation (with door to tea rooms), laminate flooring. Built in cupboard.



## Front Porch

This entrance point has also been used for sales of ice cream.

## W.C /Utility Room

with laminate flooring with pedestal wash hand basin, low level flush toilet. Appliance space with plumbing for automatic washing machine. Fitted wall cupboards.

## FIRST FLOOR

### Proprietors Accommodation

Approached via staircase. Provides -

### Lounge/Sitting Room

15' 4" x 11' 2" (4.67m x 3.40m) double panel radiator, exposed beams. With recently installed oak effect uPVC sliding patio doors to outside glazed veranda with superb views over the village and river and the sea front. Double central heating radiator, exposed ceiling beams and recently installed multi-fuel stove on a tiled hearth.



## Inner Hallway

### Private Bedroom

11' 3" x 10' 5" (3.43m x 3.18m) plus 13'6" x 5'9" (L Shaped) - incorporating a Sitting Area with large windows, again with views to the sea. Double panel radiator.



### Jack & Jill En-suite Bathroom

8' 3" x 7' 11" (2.51m x 2.41m) with a White suite providing a panelled bath, vanity unit with cupboards under, shower cubicle, heated towel rail, central heating radiator, half tiled walls, tiled floor, wall mounted hot air blower.



#### Note -

It should be noted that to maximise Letting Bedrooms the Lounge/Sitting Room could provide a further bedroom and the bathroom could be used as a Jack & Jill bathroom serving both rooms).

## THE LETTING ACCOMMODATION

### Ground Floor Letting Bedroom 3/Further Reception Room - Office

14' 8" x 11' 2" (4.47m x 3.40m) currently used as a further reception room/office (disabled friendly) with front exterior door to front terrace. Laminate flooring, central heating radiator.



### En Suite Bathroom

14' 1" x 5' 1" (4.29m x 1.55m) with tiled floor, tiled/lined walls provides a brand new suite offering a large walk in shower, pedestal wash hand basin, low level flush toilet, central heating radiator.





**Side Entrance Hallway (For letting Rooms only)**

Central heating radiator. Leads to -

## FIRST FLOOR

### Central Landing

With central heating radiator (Fire Escape).

### Letting Bedroom 1 (Double or Family Room)

15' 6" x 10' 3" (4.72m x 3.12m) with central heating radiator.



**En Suite Shower Room**

with tiled floor, pedestal wash hand basin, low level flush toilet, shower cubicle, central heating radiator, shaver point.



**Letting Bedroom 2 (Again Double or Family Sized)**

Divided into two section - 15'5" x 10 (max) with central heating radiator.



## En-suite Shower Room

With tiled floor. New suite provides a low level flush toilet, pedestal wash hand basin, walk in shower and central heating radiator.



## EXTERNALLY

### To the Front

Terraced forecourt with seating and chairs for customer use.

Paths surround the property.





### **Attached Garage**

17' 3" x 8' 9" (5.26m x 2.67m) with up and over door and door to side hallway.

No Garden.

### **TENURE**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Services**

Mains Electricity and Water. Oil Fired Central Heating.  
Private Drainage (Shared).

Solar PV panels connected to the Grid with an income averaging in the region of £1,000.00 per annum, plus the home owner electricity.

Council Tax Band A for the accommodation (Ceredigion County Council)

**Ground Floor**  
Approx. 111.9 sq. metres (1204.3 sq. feet)



**First Floor**  
Approx. 98.4 sq. metres (1058.6 sq. feet)



Total area: approx. 210.2 sq. metres (2262.9 sq. feet)

The floor plans are for guidance only.  
Plan produced using PlanUp.

**Melin Y Gors, Cwmtydu**

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

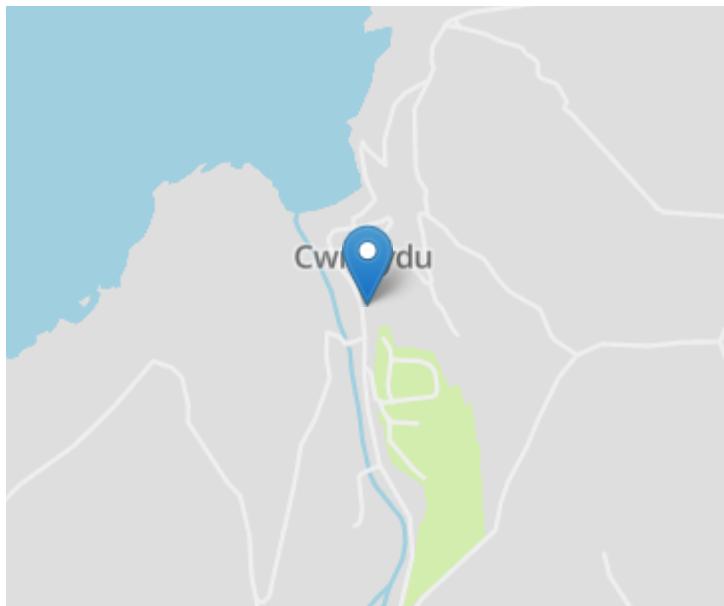
Any risk of coastal erosion? No

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 Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



### Directions

The Village of Cwmtydu lies almost mid way between the seaside villages of New Quay and Llangrannog on the Cardigan Bay coast. For ease of access proceed from Aberaeron on the A487 coast road through the village of Synod Inn to next crossroads along side the Church. Turn right towards Caerwedros. Proceed to the village of Caerwedros and turn left at crossroads which will take you down to the village of Llwyndafydd. When you get to a T Junction opposite The Crown Inn, carry straight on then take the first right hand turning towards Cwmtydu. Follow this road down through a picturesque wooded valley until it opens out as you reach Cwmtydu. The property will be seen in a prominent location on the right hand side before you reach the sea front.

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

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**Aberaeron**  
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**SA46 0AS**

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