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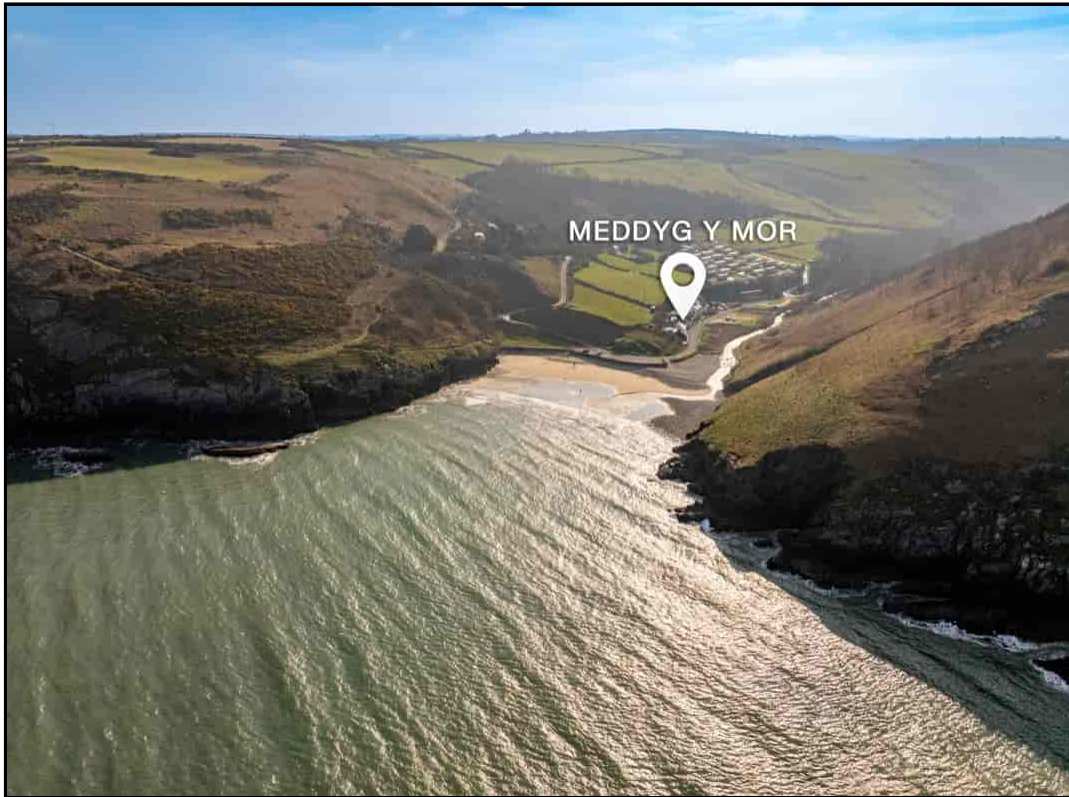


RICS



Since 1989

Extraordinary Coastal Residence with guest accommodation/holiday let. Picturesque Secluded Cove of Cwmtedu on Cardigan Bay - West Wales.



Meddyg Y Mor, Cwmtedu, Llwyndafydd, Llandysul, Ceredigion. SA44 6LQ.

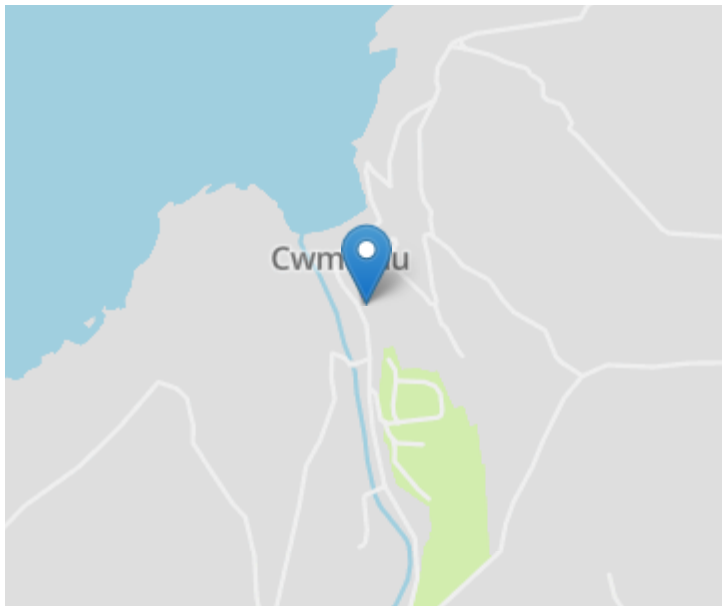
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£650,000

****Bay side Beauty! **Impressive 3 Bed (3 Bath) Residence**Double Garage with impressive south facing garden balcony over**Garden Office/Studio/Summer House**Delightful Detached Holiday Let, annexe or guest accommodation.**Superb Location within the picturesque seaside cove of Cwmtedu, a National Trust beach flanked by cliffs and caves where the All Wales coastal path passes through****A SPELL BINDING HOME ONLY 100 YARDS FROM THE BEACH **A PERFECT HOME/HOME WITH AN INCOME/COASTAL RETREAT****

The sleek modern stylish, yet characterful accommodation provides Ground Floor Rec Hall, 3 Double Bedrooms (2 En Suite), Family Bathroom. To the First Floor - 36' Open Plan Living/Kitchen/Dining Room, Study and Cloak Room. Attached Double Garage. The Annexe/Holiday Let provides a 26' Living/Kitchen/Dining Room, Shower Room and up to 2 Bedrooms.

Cwmtedu lies along the West Wales Heritage coastline, some 4 miles from the popular coastal resort and seaside fishing village of New Quay and an equal distance from the main A487 coast road providing ease of access to the larger Marketing and Amenity centres of the area.



GENERAL

Once in a while you will come across a property that blows you away ! This outstanding property is a modern yet character filled home. Benefits double glazing and oil central heating.

The front elevation windows and entrance door are in solid Oak and with solid Oak flooring to much of the internal accommodation. Nicely designed and sympathetically restored.

The detached holiday accommodation at side was converted from a former village pub and is an ideal opportunity for a Home with an income, or as currently used as guest accommodation or ideal annexe etc for multi generational living. (Can easily sleep 6)

To the side of the residence is a substantial detached double garage, again with solid Oak front entrance doors and above is a secluded lovely balcony garden, south facing, a perfect private sitting space.

A newly constructed detached Garden Summer House or ideal Home Office/Studio etc.

One of the main selling points of Meddyg Y Mor is its stunning seaside location being only a stone's throw away from the Cardigan Bay coastline in the popular cove of Cwmttydu.

Surrounded by National Trust land surrounded by high pastures. The restored Lime Kiln marks the back of the beach which is commonly supposed to have been used for

Smuggling.

Cwmttydu is popular with walkers and the beach gives easy access for launching of kayaks, paddle boarding etc.

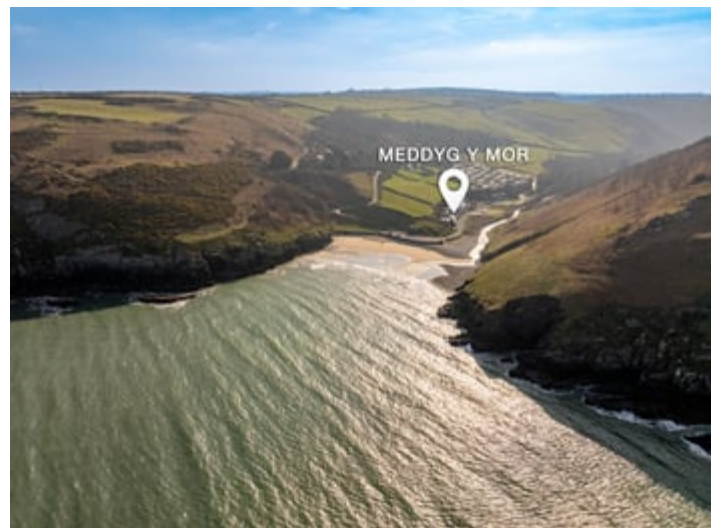
The All Wales Coastal Path drops down into Cwmttydu by descending along the valley side and then returning to the coast to climb up towards New Quay to the North or Llangrannog to the south.

The beach and coves around Cwmttydu is the place to see the seals which is a popular place for them to rear their pups. A small rambling river flows down the valley through Cwmttydu to the sea.

This is truly an unspoilt idyllic place to be.

This property is only some 100 yards walk to the beach.

The Accommodation provides as follows viz :





GROUND FLOOR

Reception Hall

31' 0" x 7' 6" (9.45m x 2.29m) (max) with solid Oak entrance door with port hole window, solid Oak flooring with large matwel, 3 velux windows, wall panelled to dado level, 2 central heating radiators. Walk in cloak cupboard.



Double Bedroom 1

13' 8" x 12' 3" (4.17m x 3.73m) into a box bay window with window seating and views down the valley to the sea. One wall with built in wardrobes. Central Heating radiator.





Double Bedroom 2

13' 7" x 10' 2" (4.14m x 3.10m) with central heating radiator, built in wardrobes. Door into -

Modern En Suite Shower Room

10' 2" x 3' 1" (3.10m x 0.94m) having a modern white suite comprising of an enclosed shower unit with mains Rainfall head power shower above, Gloss white vanity unit with wash hand basin, dual flush w.c. tiled walls, side opaque window, heated towel rail, extractor fan.





Double Bedroom 3

13' 6" x 9' 8" (4.11m x 2.95m) with built in wardrobes with mirror sliding doors, central heating radiator.



Archway from Reception Hall

Leads to the Inner Hallway and onto -



Rear Utility Area

With tiled floor. Houses the Worcester Green Star oil fired central heating combi boiler. Understairs storage cupboard. Half glazed exterior door.

En Suite Shower Room

9' 8" x 3' 1" (2.95m x 0.94m) Recently installed white suite comprising of an enclosed shower unit with mains Rainfall head power shower above, Gloss white vanity unit with wash hand basin, dual flush w.c. tiled walls, side opaque window, extractor fan.

Family Bathroom

15' 2" x 5' 4" (4.62m x 1.63m) 15' 2" x 5' 4" (4.62m x 1.63m) A white suite provides a double ended bath, pedestal wash

hand basin with mirror over, low level flush toilet, laminate wood effect flooring, tiled wall and wood effect wall paneling. Heated towel rail, ceiling down lighters, extractor fan, side opaque window, shaver point, central heating radiator, tiled walls.



From the Inner Hallway

A staircase leads to -

FIRST FLOOR

Open Plan Living/Kitchen/Dining Room

36' 2" x 17' 0" (11.02m x 5.18m) overall. Being spacious light and airy. With open vaulted ceilings with exposed A beams, 2 side windows, 2 Velux windows and at the far end a box bay window, again with seating, having coastal views. 3 central heating radiators. Access to 2 boarded Loft Storage areas.

The Kitchen Area is fitted with a range of modern units comprising of base cupboards with Formica working surfaces, 1½ bowl ceramic single drainer sink unit with mixer taps, integrated dishwasher, 'Neff' ceramic hob with cooker hood, full height built in cupboards and sliding larder cupboard, integrated fridge freezer and an eye level combination oven and microwave, walk in pantry with fitted base cupboard and worktop, Oak stable door to -







Outside Porch

With tiled floor

Rear Study/Bedroom 4

11' 2" x 7' 3" (3.40m x 2.21m) with solid Oak flooring, Velux window and fitted book shelving.



Upstairs Cloak Room

With solid Oak flooring, low level flush toilet, wash hand basin, velux window.



DETACHED HOLIDAY/GUEST ACCOMMODATION

Converted from the former village pub known as 'Tafarn Tydu' has full planning permission for use as a Holiday Cottage.

Currently utilised for family use only as guest accommodation, however an ideal income provider or annexe/multi generational living. Benefits full double glazing offering contemporary accommodation. Totally detached from the main residence. South facing with electric sockets and integrated outside lighting.

The Accommodation provides -





Open Plan Living/Kitchen/Dining Room

26' 8" x 13' 3" (8.13m x 4.04m) overall with wood effect laminate flooring. At the far end 12' wide bi-fold doors to an Outside Covered patio/sitting out space.

The Kitchen Area is fitted with a range of modern base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, Beko stainless steel oven, ceramic hobs and cooker hood, integrated fridge, dishwasher, washing machine and part tiled walls, side exterior door. Ceiling down lighters, electric thermostatically controlled radiators.



Shower Room

7' 0" x 4' 3" (2.13m x 1.30m) With laminate flooring, low level flush toilet, heated towel rail, pedestal wash hand basin with mirror over with integral lighting, tiled walls, double sized shower cubicles with Triton T80z shower unit and sliding double doors.



Double Bedroom

9' 8" x 7' 5" (2.95m x 2.26m) with rear window, electric thermostatically controlled radiator, wood effect laminate flooring, inter connecting door to -



Second Bedroom/Bunk Room

9' 7" x 5' 5" (2.92m x 1.65m) with wood effect laminate flooring, thermostatically controlled electric radiator, side window.



EXTERNALLY

Patio Area.

Spacious patio area laid to slate slabs making a perfect seating area.



Double Garage

21' 4" x 16' 2" (6.50m x 4.93m) with 12' wide solid oak bifold front entrance doors. Fitted storage cupboards (door to reception hall).



The Grounds

The property benefits from a lovely south facing first floor balcony garden accessed via a pedestrian gateway from the front forecourt or directly from the upstairs living accommodation. Contained within a walled boundary to give privacy. It provides an extensive paved patio area surrounded by graveled areas for flower pots and shrubs.

There is also a small raised flower garden and an elevated sitting area. Outside lighting plus security lights.



Detached Garden Summer House

8' 6" x 5' 3" (2.59m x 1.60m) well constructed and purpose built. The front fully glazed with double French doors, heating, lighting and USB connections.



TENURE

The property is of Freehold Tenure.

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.

Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating to Main Residence. Electric Heating to the cottage. Telephone subject to transfer regulations. Fibre Optic Broad Band

Directions

From Aberaeron proceed south-west on the A487 coast road through the villages of Ffosyffin, Llwynhelyn, Llanarth onto Synod Inn. As you reach the village of Synod Inn, carry straight on the A487 coast road to the next crossroads, alongside a small church with railings turn right sign posted Cwmtedu. Follow the course of the road to Caerwedros village crossroads, turn left and proceed down hill towards Llwyndafydd. When you reach Llwyndafydd you will come to a T junction, bear left and then take the first right hand turning sign posted Cwmtedu. Proceed down this picturesque wooded valley until you reach Cwmtedu. Drive into the village and you see this this property on the right hand side.

