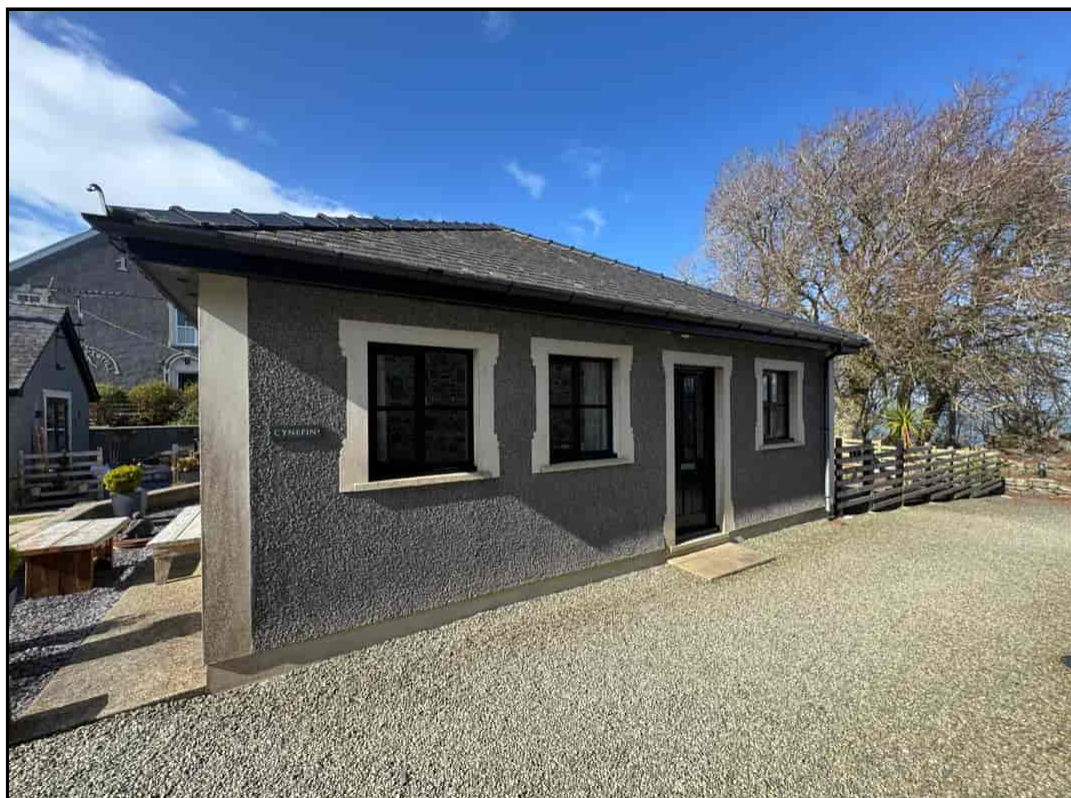


*Impressive, detached 2 bedroom bungalow with outstanding views over Cardigan Bay towards Aberaeron, on the outskirts of the popular village of New Quay, Cardigan Bay, West Wales*



**Cynefin, Penrhiwpistyll Lane, New Quay, Ceredigion. SA45 9TQ.**

**£198,000**

**R/4592/RD**

**\*\* Impressive 2 bedroom bungalow \*\* Provides a 2 bed holiday cottage (10.5 month occupancy) \*\* Good level of income  
\*\* Currently run as a successful holiday let business \*\* Deceptively spacious accommodation \*\* Well maintained \*\* Rear courtyard overlooking Cardigan Bay \*\* Available fully furnished \*\* Communal garden area with outstanding views over New Quay harbour \*\* Ample private parking \*\* Set in a private development \*\* GREAT BUSINESS OPPORTUNITY  
NOT TO BE MISSED \*\***

The Penrhiwpistyll complex adjoins a quiet country lane on the fringes of the coastal village of New Quay along the Cardigan Bay coastline. The village offers good local amenities and services including primary school, doctors surgery, array of local cafes, bars, restaurants, village shops and sandy beaches with access to the All Wales Coastal Path. The Georgian harbour town of Aberaeron is some 7 miles to the north and the property lies equi-distance from the larger amenity centres of Cardigan, Aberystwyth and Lampeter.



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## GENERAL

An impressive 2 bedroom holiday cottage, currently run as a successful business.

Accounts are available to those with a bona fide interest.

The property is well maintained and finished to an excellent standard with the contents, fixtures and fittings being available as part of the sale.

**PLEASE NOTE :** The occupancy of the property is restricted to 10.5 months of the year (you are unable to use the property between 10th January and 8th February, but is not restricted to holiday use only).

Set within a former farmyard complex converted to a high level standard of accommodation set within communal gardens with private off road parking. Also providing a central patio area, feature fish pond and a lower communal garden area with patio and seating area with views over New Quay harbour and bay.

The annual management charge for the maintenance of the grounds, which includes the ground rent, is £360.00 per annum.

## Accommodation Provides -

### Entrance Hall

2' 9" x 10' 7" (0.84m x 3.23m) accessed via glass panelled door.

### Double Bedroom 1

12' 7" x 9' 6" (3.84m x 2.90m) with multiple sockets, heater.

Contents of double bedroom - double bed, oak wardrobe, 2 x bedside cabinets and lamps, curtains and pole.



### Double Bedroom 2

8' 1" x 9' 7" (2.46m x 2.92m) with window to side, multiple sockets, heater.

Bedroom contents include - 2 x single beds, bedside cabinet with lamp, wardrobe, curtains and pole.





### Open Plan Living & Kitchen Space

14' 5" x 15' 8" (4.39m x 4.57m) open plan Lounge and dining space with feature 7'9" new sliding patio doors to enclosed rear patio area with views towards Aberaeron and Cei Bach beach. Space for dining table and sofas. 2 x heaters.

Contents include - dining table with 4 chairs, TV point, leather sofa, side table, 2 armchairs.

Kitchen Area - 10' 5" x 8' 1" (3.17m x 2.46m) with grey kitchen units with stainless steel sink and drainer with mixer tap, tiled flooring, Flavel Milano freestanding electric cooker, freestanding fridge freezer, hot water cylinder, side window, pedestal bin, tiled splashback.

Contents include - cooker, quantity of crockery and cutlery, pedestal bin.







### Bathroom

8' 9" x 5' 8" (2.67m x 1.73m) with panelled bath with shower over, single wash-hand basin, heater, part tiled walls, tiled flooring, side window.



### EXTERNAL

The property enjoys gravel footpaths around the property with small front forecourt and rear enclosed garden area with decorative gravel, fencing to borders, patio area with space for external garden furniture overlooking Cei Bach beach towards Aberaeron.







## COMMUNAL GROUNDS

The grounds include a patio area laid to slab with feature pond and beyond this is a spacious lawned area with recently completed decking area with outstanding views of New Quay harbour and Cardigan Bay.







## **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 ARRANGMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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**

The property benefits from mains water, electricity and drainage. Economy 7 heating.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Night Storage.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**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, proceed south west on on A487 coast road as far as the village of Llanarth. At Llanarth turn right onto the B4342 New Quay road adjoining the Llanina Arms. Follow this road for approximately 2 miles until you see Quay West Holiday Resort on the right hand side. Carry on, passing the turning to Cwmhalen residential estate on the left hand side and after a further 300 yards you will see a fork to the left. Take this road, which is a country lane, until you get to the brow of the hill, follow the road around to the left and as you encounter a sharp right hand bend the entrance to Penrhiwpistyll is on the left hand side. Cynefin is located to the far left hand side from the communal garden area.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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