

Regulated by:



RICS



Since 1989

*Incredible 7 Bed Home overlooking Cardigan Bay and the Pembrokeshire National Park. Gwbert -
Near Cardigan, West Wales.*



Ty Towyn, Gwbert, Cardigan, Ceredigion. SA43 1PR.

R/3856/RD Price On Application

****Incredible 7 Bed Family Home****Currently a successful Holiday Let**Sleeps up to 17 persons**Panoramic views over the coastline**Sought After Address**Finished to the highest order**High Quality Fixtures and Fittings throughout**Fully orientated to maximise the outlook over the Bay**Numerous character features**Ample off road parking**Private side garden and patio**Tastefully decorated**Available fully furnished**Average 70% occupancy rate**5 minutes drive to Cardigan town centre**A short distance to the picturesque sandy cove of Mwnt and near to the popular Poppit Sands**

A TRULY UNIQUE OFFERING TO THE MARKET PLACE ALONG THIS FAVOURED COASTLINE - RARELY DOES THESE OPPORTUNITIES COME TO THE MARKET !

The property is situated within the coastal village of Gwbert along the Cardigan Bay coastline. The village is home to the renowned Cliff Hotel and Spa and Gwbert Hotel as well as Cardigan Bay Golf Club. The Market town of Cardigan is within some 5 minutes drive of the property offering an excellent level of amenities and services including primary and secondary school, 6th Form College, excellent leisure facilities, traditional High Street offerings, local cafes, bars, restaurants, cinema, community health centre, retail parks, industrial estates and a good level of public transport connectivity. The Pembrokeshire National Park lies to the other side of the estuary leading on from Poppit Sands. Cardigan is recognised nationally as an emerging town of great prospects with an ever improving cultural and culinary scene.



GENERAL

TY TOWYN is literally an exemplar property providing ultimate luxury living space fully orientated to maximise the outlook over the Cardigan Bay coastline.

Individually designed, completed within recent years, in the early days the house offered wonderful family accommodation for the vendors before they ventured into the holiday season market with the property now securing an average of 75% occupancy rate over recent years (<https://www.gwbertcottages.co.uk/wales-holiday-cottage/ty-towyn/>).

The property sleeps up to 17 Guests spread across 7 bedrooms supported numerous bathroom and en suite facilities as well as wonderful living accommodation from the open plan kitchen and dining/living space and separate lounge with floor to ceiling windows and doors overlooking the coastline and providing access to the feature patio which has a large hot tub leading down to a private garden space.

To the front of the property is a large gravelled forecourt which has ample space for numerous vehicles to park.

The business and bookings are unaffected. In terms of business performance, we can confirm that the property achieves in excess of £130,000 per annum in rental income and accounts are available for those who have firstly visited the property and have a bona fide interest in progressing things further.



THE ACCOMMODATION

Entrance Hallway

7' 2" x 55' 0" (2.18m x 16.76m) being L shaped and accessed via a glass panel composite door with side glass panel, wood effect tiled flooring, multiple sockets, airing cupboard with understairs storage area.



Cloak Room

8' 2" x 6' 8" (2.49m x 2.06m) with window to front, tiled flooring, multiple sockets,

W.C.

3' 4" x 6' 9" (1.02m x 2.06m) with w.c. single wash hand basin, vanity unit.

Utility Room

7' 7" x 7' 4" (2.31m x 2.24m) with washing machine connection point, double stainless steel sink and drainer with mixer tap, multiple sockets.

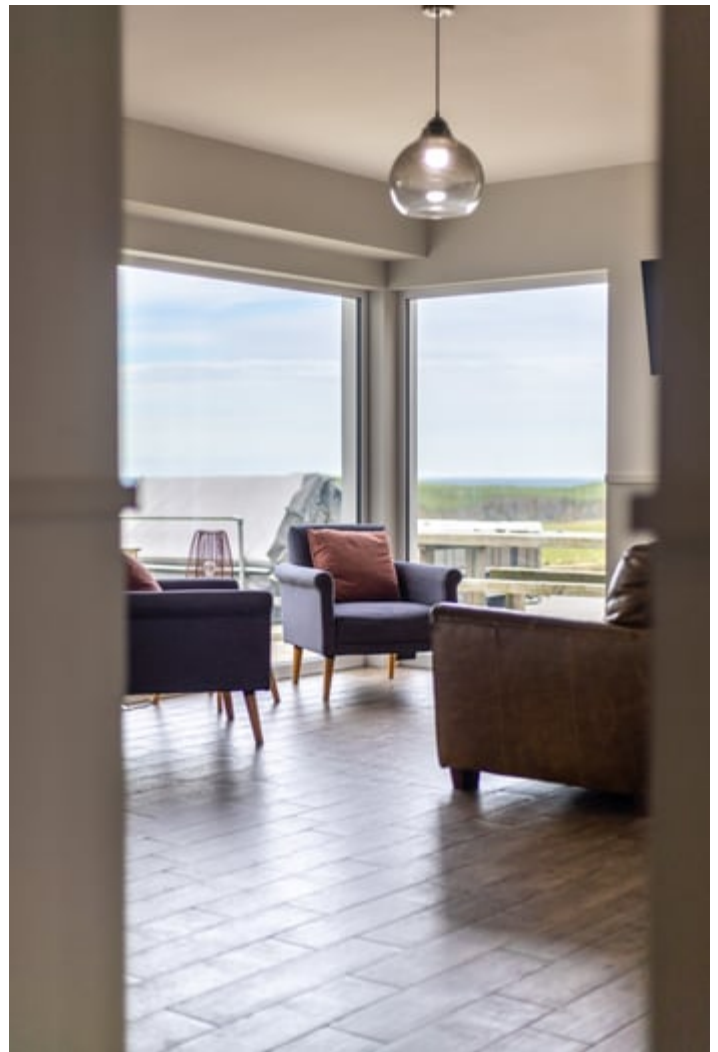
Feature open Plan Kitchen/Dining/Living Space

16' 8" x 24' 4" (5.08m x 7.42m) one of features of the property with floor to ceiling windows and sliding doors overlooking the Cardigan Bay coastline and adjoining garden.

The Kitchen space has a Symphony custom made kitchen with light Grey units, speckled Minerva solid worktops, ceramic hob with extractor over, double oven and grill, American fridge freezer, side wine fridge, Kenwood dishwasher, double stainless steel sink with mixer tap, front window, tiled flooring, tiled splash back, kitchen island with deep saucepan drawers and breakfast bar seating area.

Side Pantry with shelving and tiled flooring.

Open Plan to -







Living Room

16' 5" x 22' 7" (5.00m x 6.88m) a large and spacious family living room with side sliding doors to rear garden enjoying sea views with separate floor to ceiling windows, tiled flooring, corner multi fuel burner, multiple sockets, TV point, wall lights.



Dining Area

10' 6" x 14' 1" (3.20m x 4.29m) ample space for a large 12+ persons dining table with dual aspect windows and doors to garden enjoying wonderful sea views, side seating space with TV point, floor to ceiling glass windows overlooking the garden. Side double glass doors into -

Front Double Bedroom 1

10' 4" x 13' 7" (3.15m x 4.22m) a double bedroom, picture window with sea views, walk in cupboard, multiple sockets, TV point.

Shower Room

9' 4" x 9' 3" (2.84m x 2.82m) luxurious L shaped bathroom with side walk in shower, part tiled walls, single wash hand

basin and vanity unit, heated towel rail, w.c. tiled flooring.



Front Bedroom 2

10' 5" x 10' 2" (3.17m x 3.10m) a double bedroom, window to rear with sea views, multiple sockets.



Study

9' 6" x 13' 7" (2.90m x 4.14m) positioned to the front of the property with potential for additional bedroom space, tiled flooring, window to front.

Rear Bedroom 4

10' 9" x 10' 2" (3.28m x 3.10m) a double bedroom with rear sliding patio door enjoying sea views, tiled flooring, multiple

sockets.



FIRST FLOOR

L shaped Landing

Accessed via custom made oak staircase with side glass panel, radiator, airing cupboard.

Master Bedroom

17' 2" x 17' 7" (5.23m x 5.36m) with a majestic double bedroom suite fully orientated to maximise the outlook over Cardigan Bay with feature 10' sliding doors with Juliette balcony, side window, views towards Cardigan Island, a

feature tiled headboard, range of fitted cupboards, radiator, multiple sockets, TV point.



En Suite

10' 9" x 8' 5" (3.28m x 2.57m) a luxurious white bathroom suite with roll top bath, 1600 mm wide walk in shower with side glass panel, single wash hand basin and vanity unit, w.c. velux roof light over.



Bedroom 5

13' 0" x 18' 2" (3.96m x 5.54m) a double bedroom, 2 x velux roof lights over, walk in wardrobe, multiple sockets, radiator, side glass door to -



First Floor Balcony & Patio

with views over the entire bay towards Cardigan Island, a notable and unique feature of this property.



Bedroom 6

11' 4" x 16' 8" (3.45m x 5.08m) a double bedroom, dual aspect windows to front and side with sea views, radiator. Walk in wardrobe.



Shower Room

8' 2" x 8' 6" (2.49m x 2.59m) a corner enclosed shower, roll top bath, single wash hand basin and vanity unit, w.c. velux roof light over.

Bedroom 7

11' 6" x 18' 1" (3.51m x 5.51m) a double bedroom suite with radiator, velux roof light with fantastic sea views. Access to loft.



Dressing Room

10' 7" x 12' 5" (3.23m x 3.78m) currently used as an extension to Bedroom 7 with existing connections of existing water and waste connections providing potential for an En Suite facility, radiator, 2 x velux roof lights.



EXTERNALLY

To Front -

The property is approached from the adjoining private road into an enclosed gravelled forecourt with gated entrance and secure fence boundary and side footpath leading through to -



To the Rear

Feature patio area with ample space for external dining and seating furniture housing a large 8+ persons Hot Tub, enjoying a wonderful aspect over the coastline and footpath leading down to a lower garden area with mature planting and garden, predominantly laid to lawn.







Services

We are advised the property benefits from mains water, electricity and drainage. Oil central heating. Underfloor heating to the ground floor.

Directions

From Cardigan town centre proceed onto North Road and taking the left hand turning by the Cardigan Bowls Club onto the take B548 Gwbert road. Proceed for approximately 1 mile, heading out of the village passing some modern houses on your right hand side and the turning to Ferwig. Stick to the B4548 towards Ferwig and proceed for another 2 miles passing Teifi Boating Club and Patch Beach on your left and continue up the hill and into Gwbert. Bearing right at The Gwbert Hotel and continue up hill taking the last left hand exit (opposite the turning for Cardigan Golf Club), proceed along this private lane and Ty Towyn is the 3rd on the left hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	