

Regulated by:



Since 1989

*Unique, peaceful and tranquil. Overlooking Cardigan Bay. Near New Quay. West Wales.*



**Bwthyn Y Banc, Maenygroes, New Quay, Ceredigion. SA45 9RL.**

**R/3571/RD**

**£447,000**

**\*\* Original character Cottage \*\* Set within 0.3 acres \*\* Overlooking the Cardigan Bay coastline \*\*  
Peaceful and tranquil setting with no nearby neighbours \*\* Private access \*\* Original character  
features throughout \*\* Feature Conservatory with views over Cardigan Bay \*\* A unique opportunity  
along this favoured coastline to acquire a trust gem \*\***

The property is situated on the fringes of the coastal village of Maenygroes, being positioned off the Synod Inn to New Quay road. The fishing village of New Quay offers an array of local cafes, bars, restaurants, primary school, doctors surgery, places of worship, good public connectivity whilst Cross Inn also offers public house, 2 x village shops and agricultural merchants. The larger towns of Aberystwyth and Cardigan are within equidistant 30 minute drive from the property. Carmarthen and the M4 are within 45 minutes.



## General

A unique opportunity to secure a traditional 2 Bedroom Cottage with a wealth of original character features throughout. Set within 0.3 acres, the property is approached via a private driveway via a designated right of way through two separate gated paddocks, the enclosed garden area which is fully orientated to maximise the view of the adjoining countryside and the wonderful Cardigan Bay coastline.

The property is special in that it remains unaltered in many places - feature fireplace, tongue and groove panelling, original doors, exposed beams, picture windows to the front overlooking the coast.

Ideal working from home location.

Once in a generation opportunity not to be missed.

## Sunlounge

9' 8" x 19' 7" (2.95m x 5.97m) Of uPVC construction with windows to all sides overlooking the coastline and adjoining fields, tiled flooring, wall lights, multiple sockets.



## Main House

### Entrance Hallway

Accessed via glass panelled door, original tongue and groove panelling to walls, heater, original doors to all rooms, tiled flooring, exposed beams to ceiling.



## Kitchen

7' 7" x 14' 5" (2.31m x 4.39m) With a range of base and wall units, tiled splashback, sink and drainer, space for electric cooker, plumbing for washing machine, tiled flooring, window to front overlooking Garden, space for dining table, exposed beams to ceiling.





### Lounge

13' 2" x 14' 1" (4.01m x 4.29m) With brick fire surround and Dartmoor W5 log burner, slate hearth, window to side and front with distant views over the coast, exposed beams to ceiling, tiled flooring, multiple sockets, heater, under-stairs storage cupboard.



### Shower Room

5' 6" x 4' 8" (1.68m x 1.42m) Fully tiled enclosed shower, WC, single wash hand basin, heater, tiled flooring and walls.



### FIRST FLOOR

Accessed from new staircase from Lounge into:

### Bedroom 1

14' 3" x 12' 2" (4.34m x 3.71m) Double Bedroom, dual aspect windows to front and rear with views over the coastline, multiple sockets, former fireplace with oak mantle, exposed beams to ceiling, tongue and groove panelling to walls and

ceiling, access to loft, connecting door into:



### Bedroom 2

12' 3" x 14' 2" (3.73m x 4.32m) Double Bedroom, feature

window to front with views over the coastline, exposed beams, tongue and groove panelling to ceiling, multiple sockets, trap door to Hallway on Ground Floor.



### En-Suite

3' 9" x 5' 7" (1.14m x 1.70m) WC, single wash hand basin, tiled splashback, tongue and groove panelling to ceiling.



### External

#### To front

The property is approached from the adjoining gated fields to an enclosed garden area with cattle grids to the 2 separate access points ensuring no animals enter the property.

The main access road runs to the rear of the property to the front forecourt area with a main garden area laid to lawn and patio space with extended side garden area and orchard with mature apple trees, space for 4 separate timber garden sheds.

All in all the property sits within 0.3 acres of amenity space fully orientated to maximise the outlook over the adjoining countryside and coastline.





## Services

We are advised the property benefits from mains water and electricity. Private drainage.

Rateable value £3,600. Rates payable £1,926.

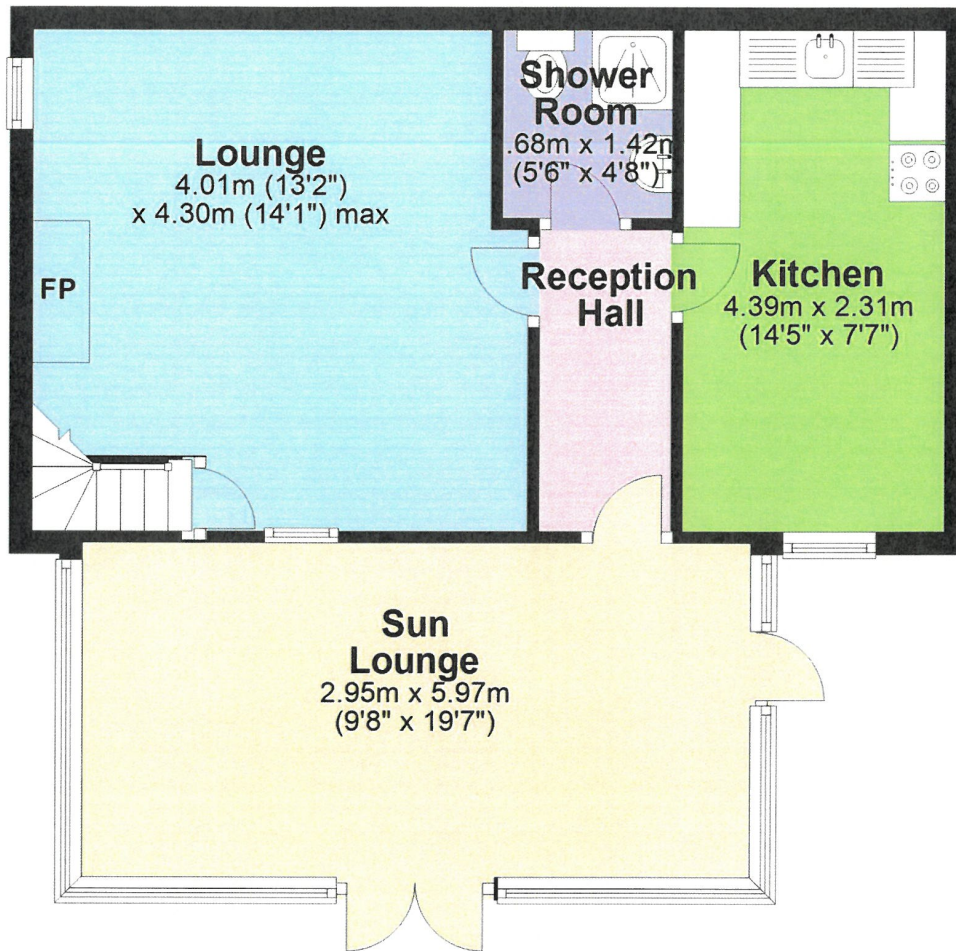
## Directions

From Synod Inn on the A487 proceed west onto the A486 road towards New Quay. Proceed through the villages of Pentrebryn and Cross Inn. On exiting the village of Cross Inn you will travel uphill towards Maenygroes passing a layby on your left. On entering the village of Maenygroes, the entrance to Ocean Heights Caravan Park is on your right hand side. Please take the 1st right hand exit before Ocean Heights along a gravel track and proceed for approximately ½ mile down this track. At a set of gate pillars you will see a field entrance on your right hand side. Take this entrance into the field closing the gate behind you and travel along this grass track to the adjoining field taking the immediately left turning along the hedgerow boundary and Bwthyn y Banc will be seen right in front of you.

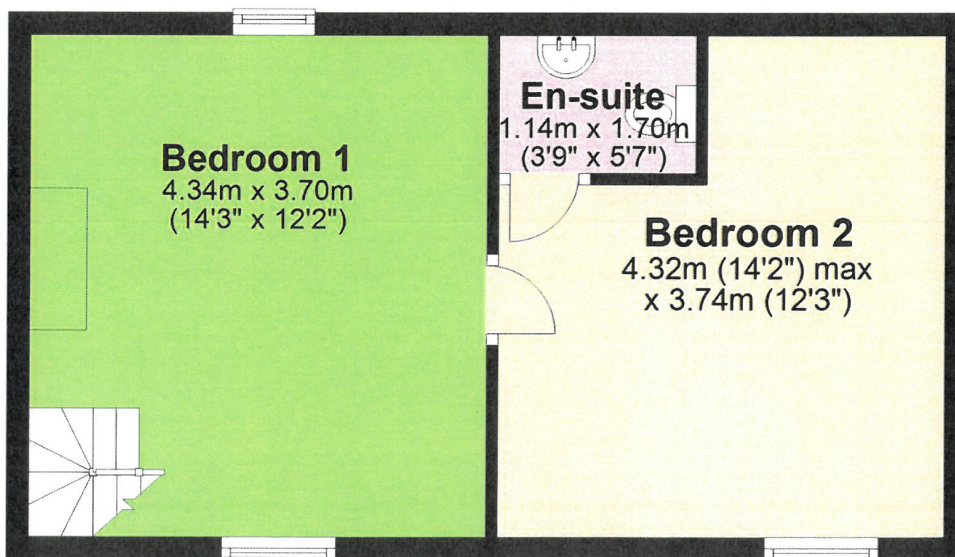
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor



## First Floor



Total area: approx. 86.9 sq. metres (935.4 sq. feet)

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

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