

*Extraordinary Coastal Residence. Picturesque Secluded Cove of Cwmttydu on Cardigan Bay - West Wales.*



Meddyg y Mor Cwmttydu, Nr New Quay, Ceredigion. SA44 6LQ.

**£470,000**

**Ref R/4008(A)/ID**

**\*\*Bay side Beauty ! \*\*Impressive 3 Bed (3 Bath) Residence\*\*Double Garage with impressive south facing garden balcony over\*\*Garden Office/Studio/Summer House\*\*Superb Location within the picturesque seaside cove of Cwmttydu, 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/HOLIDAY HOME\*\***

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.

Cwmttydu 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.



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## 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.

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.



### 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.



### 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.

### 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 -

### 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 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.



## Externally

### 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

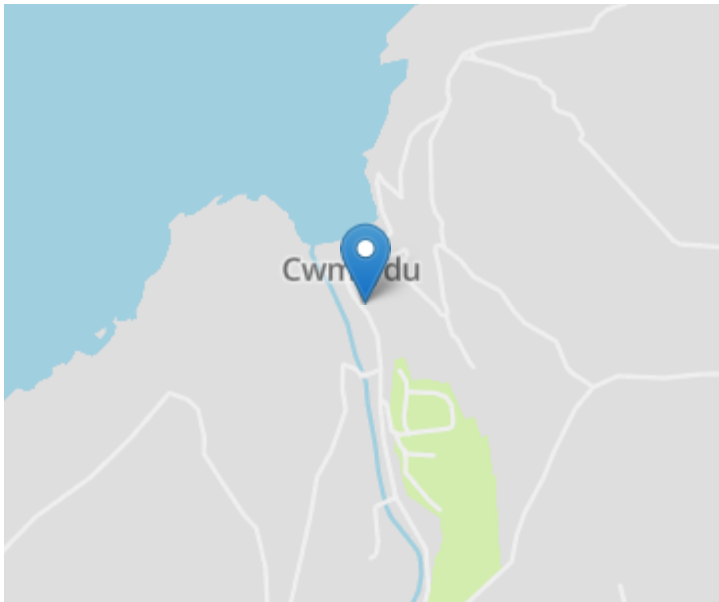
Mains Electricity and Water. Private Drainage. Telephone subject to BT transfer regulations. Economy 7 heating.

### Directions

From Aberaeron proceed south-west on the A487 coast road through the villages of Ffosyffin, Llwyncelyn, 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 Cwmttydu. 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 Cwmttydu. Proceed down this picturesque wooded valley until you reach Cwmttydu. Drive into the village and you see this this property on the right hand side.

### Directions

Mains Electricity and Water. Private Drainage. Telephone subject to BT transfer regulations. Economy 7 heating.



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

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