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**AN COMRAICH, PENRHIW PISTYLL LANE, NEW QUAY, CEREDIGION SA45 9TQ**

**£495,000 Guide Price R/4350/RD**

**Impressive 4 bedroom detached bungalow with outstanding views over New Quay harbour and Cardigan Bay. New Quay, West Wales.**

**\*\* Outstanding 4 bedroom detached bungalow \*\* Set in elevated position overlooking New Quay harbour and Cardigan Bay \*\* Envious and glorious views over the West Wales coastline \*\* Spacious level of accommodation \*\* Garage and private parking \*\* Located along quiet lane \*\* Walking distance to village amenities and sandy beaches \*\* Very rarely do these opportunities become available \*\* Fully orientated to maximise the outlook over the Bay \*\* Private rear garden \*\* Feature front patio area with coastal views \*\* A TRULY IMPRESSIVE COASTAL DELIGHT THAT PRESENTS AN OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated on the fringes of the fishing village of New Quay on the Cardigan Bay coastline. The village offers a good level of local amenities and services including primary school, doctors surgery, places of worship, local shops, cafes, bars and restaurants, sandy beaches, good public transport connectivity and access to the All Wales Coastal Path. The property lies some 15 minutes drive from the Georgian harbour town of Aberaeron to the north with a wider range of local amenities and services including leisure centre and secondary school as well as community health centre. New Quay lies equidistant 30 minutes drive from the larger urban centres of Cardigan and Aberystwyth offering strategic facilities including Network Rail, hospitals, supermarkets etc.

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Image Caption

Location

Travelling south from Aberaeron on the A487 continue for approximately 4 miles having passed through the villages of Ffos y Ffin, Llwynceilyn and into Llanarth. On exiting Llanarth take the B4342 New Quay road adjoining the Llanina Arms hotel and continue through the village of Gilfachrheda and after a further 1 mile you will enter Cnwc y Lili. Continue past the entrance to Quay West on your right hand side and further on Cwm Halen on your left. Continue for a further 100 yards and Penrhiw Pistyll Lane forks up on the left hand side. Continue along this side lane (instead of continuing into New Quay) for approximately ½ mile up the embankment and as you turn round the bend the entrance to the property is on the left hand side as identified by the Agents for sale board.

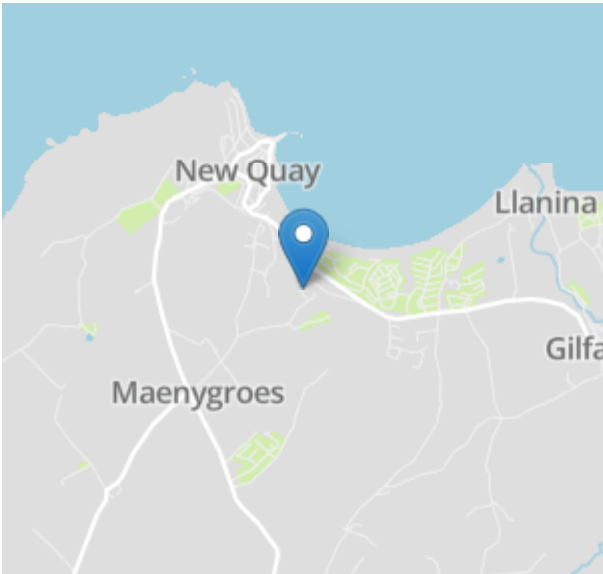


Image Caption



**GENERAL**

An impressive coastal property offering spacious 4 bedroom accommodation fully orientated to maximise the outlook over New Quay and Cardigan Bay.

The house sits in an envious elevated position with garage and parking to the front and continuing gravel driveway leading up to the main area of the house with impressive front patio area overlooking the Bay.

Internally the house offers spacious level of accommodation with 4 double bedrooms, 2 bathrooms and commodious living, kitchen and dining space. To the rear of the property is an enclosed private garden area enjoying a southerly and westerly aspect.

All in all one of the most impressive properties to come on the market in recent times with such fantastic views.

**ACCOMMODATION**

**Front Entrance Porch**



6' 3" x 4' 9" (1.91m x 1.45m) accessed via timber door with side glass panels, tiled flooring, glass door into:

**Reception Hallway**



53' 0" x 4' 9" (16.15m x 1.45m) being 'L' shaped with feature curved walls, oak flooring, radiator, multiple sockets, BT point.

## Kitchen



Image Caption

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SITE PLANS







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AN COMRAICH  
PENRHIW PISTYLL LANE  
NEW QUAY  
~~CARLISLE~~  
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For further information or  
to arrange a viewing on this  
beautiful property, contact us:

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**RICS**



**NAEA**  
National Association of  
Estate Agents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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