

*A delightful, unique 2 bed barn conversion with uninterrupted, breathtaking sea views over the Cardigan Bay coastline. New Quay/Cwmtydu -West Wales.*



**Lower Barn Byrlip, New Quay, Ceredigion. SA45 9TU.**

**£295,000**

**Ref R/4066/ID**

**\*\*LOCATION LOCATION LOCATION !!\*\***A delightful, unique, 2 bed end of terrace character cottage\*\*A converted barn located close to the All Wales coastal path\*\*Having uninterrupted, breathtaking views over Cardigan Bay \*\*Deceptively spacious living accommodation\*\*Located within a former farmyard complex\*\*A 10 minute walk to the beach\*\*Peace and tranquility, yet not remote\*\*A lovely retreat near the sea\*\*A MUST SEE!\*\*

The property provides 'quirky' upside down property. To the first floor is Ent Hall, Bathroom, Open Plan split level Lounge, Kitchen/Dining Room. Ground Floor - 2 Bedrooms, Utility Room and Shower Room.

Beautiful location on Cardigan Bay coastline being nicely tucked away in a peaceful setting only a 5 minutes drive from the coastal resort and seaside fishing village of New Quay. A 10 minute walk from the National Trust secluded beaches of Trisoden and Cwmsiriol and a 30 minute walk from the picturesque coves of Cwmtydu. Being close to the All Wales coastal path and only a 5 minute walk from an enchanting woodland walk. Close to several other popular sandy beaches along this favoured West Wales Heritage coastline and convenient to the towns of Cardigan, Aberaeron and Aberystwyth.



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## FIRST FLOOR

### Entrance Hall

5' 3" x 3' 3" (1.60m x 0.99m) Via solid Oak door with port hole, storage cupboard, engineered Oak flooring, door into.



### Bathroom

5' 5" x 6' 0" (1.65m x 1.83m) A 3 piece white suite comprising of a panelled bath with mixer tap, pedestal wash hand basin, low level flush w.c. tiled flooring, double glazed windows to side and rear, stainless steel heated towel rail.



### Open Plan Split Level Kitchen/Dining Room

17' 0" x 13' 5" (5.18m x 4.09m) with a range of Duck egg blue coloured base and wall cupboard units with Formica working surfaces above, stainless steel 1½ drainer sink, space

for fridge freezer, electric range oven and grill with 4 ring electric hob above, 'Ulefos' wood burning stove on a raised slate hearth, split level up to dining room with bespoke wrought iron banister leading to the lounge with double glazed to side. Stairs leading to the lower ground floor. 5ft doorway into -







## Lounge

8' 7" x 17' 0" (2.62m x 5.18m) An incredible Lounge with 6'7" glazed sliding door making the most of the wonderful view of Cardigan Bay's coastline, Oak flooring, 2 double glazed windows to side, door into airing cupboard. Sliding door opening onto -







## Balcony

With galvanised ballastrail.



## GROUND FLOOR

### Hallway

10' 8" x 6' 3" (3.25m x 1.91m) with double glazed window to side, exposed timber flooring.

### Master Bedroom 1

10' 9" x 13' 5" (3.28m x 4.09m) with glazed double doors to rear with breathtaking views over Cardigan Bay, double glazed window to side, exposed timber flooring.





### Bedroom 2

10' 3" x 13' 2" (3.12m x 4.01m) having a double glazed window to side, engineered oak flooring, fitted cupboards.



### Shower Room

5' 7" x 4' 9" (1.70m x 1.45m) with a modern white suite comprising of a corner shower unit with Mira electric shower above, low level flush w.c. pedestal wash hand basin, stainless steel heated towel rail, slate flooring. Porthole Exposed beams, extractor fan.



### Utility Room

6' 4" x 12' 8" (1.93m x 3.86m) with plumbing for automatic washing machine, slate flooring, work bench, spot lights to ceiling, exposed beams.



### Rear Entrance Hall

6' 4" x 5' 8" (1.93m x 1.73m) with glazed exterior door, slate flooring, exposed beams.

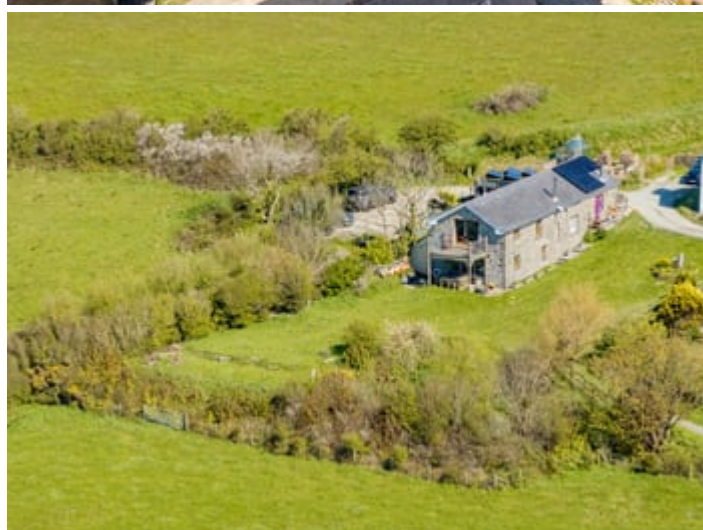




## EXTERNALLY

### The Grounds

One of the main attractions of this property is its lovely garden and grounds with a large lawned area to the rear overlooking open countryside and the Cardigan Bay coastline all the way from Cardigan Island in the South to the Llyn Peninsula and Snowdonia to the North.







### To the Front

The property owns the gravelled driveway, however the 2 adjacent cottages have a right to park on the driveway.

Patio area with lovely sea views.

### Location and Walking Routes

The property is situated only on the all Wales coastal path between Cwmttydu and New Quay. Also only a 10 minutes walk from the National Trust wooded valley of Cwmsirion and Trisoden. There is also a picturesque wooded walk leading to some waterfalls.



## **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.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

We are advised the property benefits from Mains Electricity and Water. Shared private drainage to septic tank.

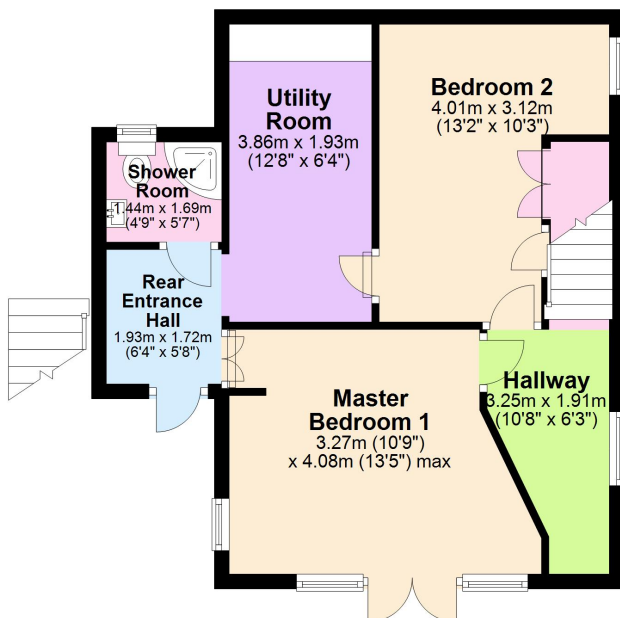
Broadband available.

Council Tax Band - B (Ceredigion County Council)



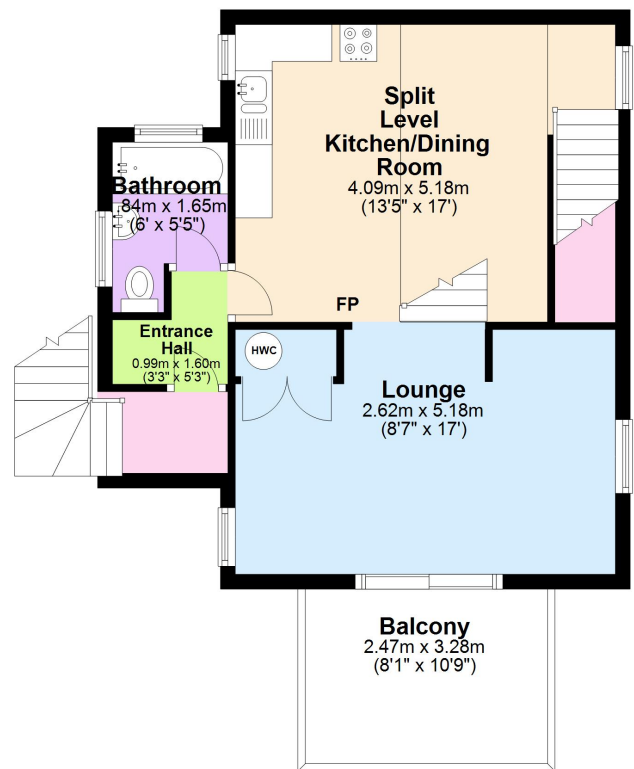
## Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



## First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)

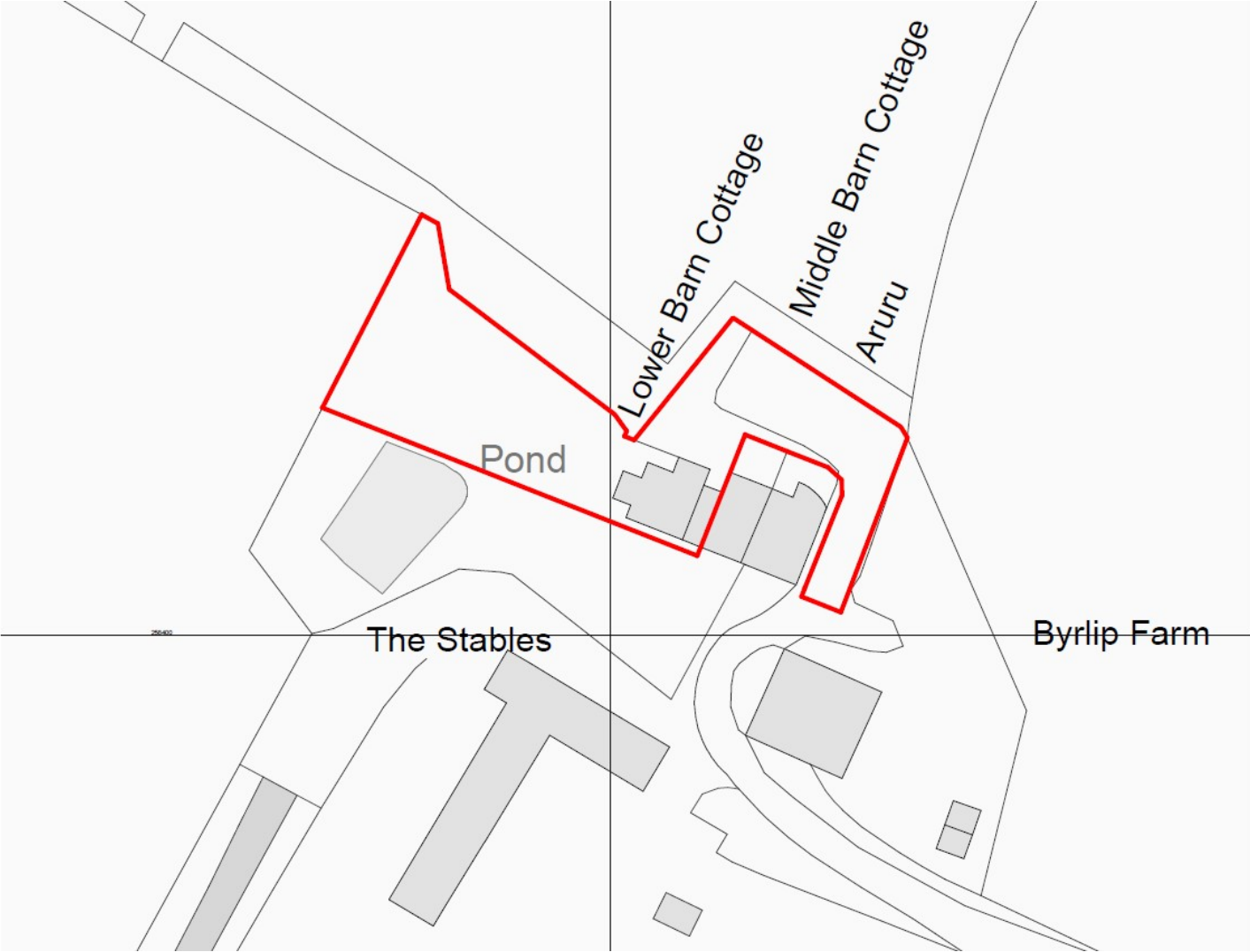


Total area: approx. 90.0 sq. metres (968.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.  
Plan produced using PlanUp.

**Lower Cottage, Byrlip Barn, NEW QUAY**







## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Communal. Private.

**Heating Sources:** Wood Burner.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (40)

**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

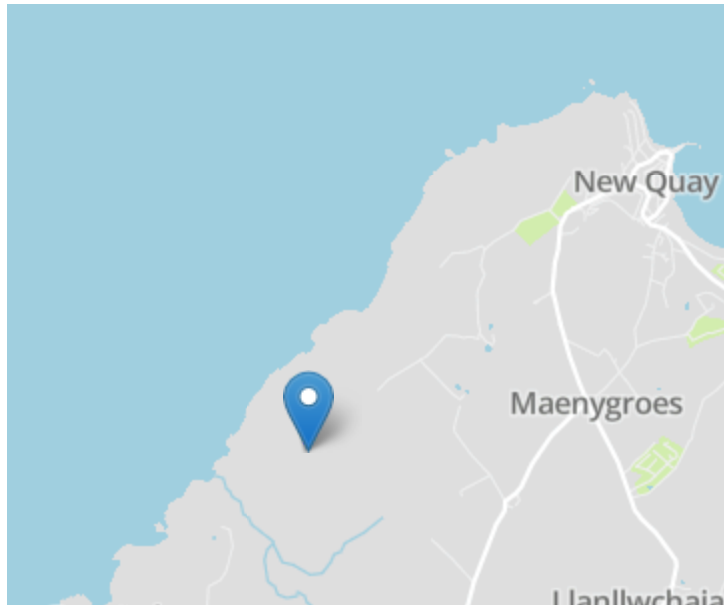
**Is the property listed?** No

**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

Travelling south from New Quay on the A486 Synod Inn road. As you leave the village you will see The Penrhiwllan Inn on the right hand side, pull up along the Penrhiwllan Inn and an Agent will meet you there to direct you to the property.

What3words - ///milkman.shrimps.shapeless

## 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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