



Y Bwthyn Gwyn, NEW QUAY SA45 9SG

Offers over £575,000

Location, Location, Location,
Superbly Presented House & Gardens,
Exceptional Sea Views from Majority of Rooms,
Walk To Beach, Town, Pubs & Restaurants,
EER - 56

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KE/WJ/85035/041021

DESCRIPTION

This property is without a doubt exceptional & extremely unique & impressive for this location. Situated on an approximately half an acre plot this 3/4 bedroom property has an extremely enviable position overlooking New Quay Bay. Complimenting this stunning location the house is extremely well presented internally with oversized living rooms with panoramic views, a modern kitchen, dining room with access onto balcony both with superb views and most impressively an ensuite bedroom on the first floor with sliding doors to a stunning balcony which provides the potential for a self contained annex (STPC), all bedrooms have ensuite and also all enjoy sea views! A driveway leads to the garage and the gardens are extensive and are packed with mature flowers, shrubs and trees providing a great amount of privacy. Internal viewings are highly recommended to appreciate everything this property has to offer, there really is nothing quite like it on the market.
ERR - 56

SITUATION

The property is located on an elevated plot on outskirts of the popular seaside resort of New Quay with views over the woodland valley and spectacular views over New Quay Harbour & Beach. Set along the scenic Cardigan Bay coastline, the town boasts sandy beaches and a pretty fishing harbour and provides for primary school, shops, restaurants and cafes. It is also popular for dolphin spotting and its coastal path walks where the fabulous views may be fully appreciated. The Georgian harbour town of Aberaeron lies approximately 6 miles to the north whilst the larger university towns of Aberystwyth and Lampeter are within easy commute.

ENTRANCE HALLWAY

Entered via stained glass solid wood door, wood effect flooring, under stairs cupboard, radiator, opening and doors to;

KITCHEN

16'7 x 11'5 (5.05m x 3.48m)
Double glazed window to rear and side, tile effect flooring, modern fitted gloss kitchen with a range of wall and base units with worktop over, ceramic sink with drainer and mixer tap, integrated dishwasher, electric Range oven with extractor hood over, stairs leading to first floor, radiator, arched openings to;

UTILITY ROOM

8'4 x 5'4 (2.54m x 1.63m)
Double glazed window to side, tiled flooring, base units with worktop over, 1½ bowl stainless steel sink

with drainer and mixer tap, space and plumbing for washing machine and tumble dryer, localised tiled walls.

BATHROOM

Double glazed frosted window to side, tiled flooring, suite comprising bath, low level WC, wash hand basin, towel radiator, localised tiled walls.

DINING ROOM

12'3 x 8'4 (3.73m x 2.54m)
Double glazed sliding doors to patio with panoramic sea and woodland views, wood effect flooring, radiator.

LOUNGE

22' x 14'10 (6.71m x 4.52m)
Double glazed sliding doors (used as window currently however can be used as doors if balcony was added) to front with panoramic sea views and sliding doors to side patio area with lovely sea and woodland views, Aga wood burning stove set over slate hearth with tiled chimney breast, radiator, door to;

BEDROOM

12'4 x 8'5 (3.76m x 2.57m)
Double glazed sliding doors to patio terrace with stunning views of woodland to one side and amazing views of the sea to the front, radiator, doors to;

EN-SUITE SHOWER ROOM

6'3 x 5'5 (1.91m x 1.65m)
Double glazed frosted window to side, tiled flooring, localised tiled walls, corner electric shower, low level WC, wash hand basin, radiator

FURTHER BEDROOM /STUDY

11'7 x 8'4 (3.53m x 2.54m)
Double glazed window to rear, fitted wardrobes, radiator.

REAR ENTRANCE HALL

Cupboard housing gas fired boiler, door back to kitchen.

FIRST FLOOR LANDING

Half gallery landing, cupboard, doors to;

MASTER BEDROOM

13'8 x 12'10 (4.17m x 3.91m)
Velux windows to front with stunning sea views, walk-in wardrobe, door to;

EN-SUITE SHOWER ROOM

Tiled flooring, localised tiled walls, mains connected shower, low level WC, wash hand basin, electric towel radiator.

BEDROOM

11'4/6'5 x 13'7/6'9 (3.45m x 4.14m)
An L shaped room, double glazed window to side with lovely views and Velux window to front with sea views, built-in wardrobe, door to;

EN-SUITE SHOWER ROOM

Tiled flooring, localised tiled walls, electric shower, low level WC, wash hand basin, electric towel radiator.

SINGLE GARAGE

With up and over door.

EXTERNALLY

The property has a tarmac driveway from the side road leading to parking area and garage. There are steps or a ramp which lead to the front door. Surrounding the house are lawns and various seating areas including the main balcony, side balcony and elevated decking all enjoying enchanting views of the wooded valley to the left and fabulous sea views stretching over to New Quay Harbour at the front. The well kept gardens amount to approximately 0.5 acres of sloping and terraced gardens packed with mature shrubs & flowers borders. Small polytunnel perfect for growing and garden shed. The setting is extremely relaxing and peaceful with sounds of the local wildlife and views of the valley and coast.

SERVICES

We are advised mains water & electricity. Private shared drainage.

VIEWING

By appointment with the selling Agents on 01545 570990 or e-mail aberaeron@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
[@JohnFrancisEron](https://twitter.com/JohnFrancisEron) or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

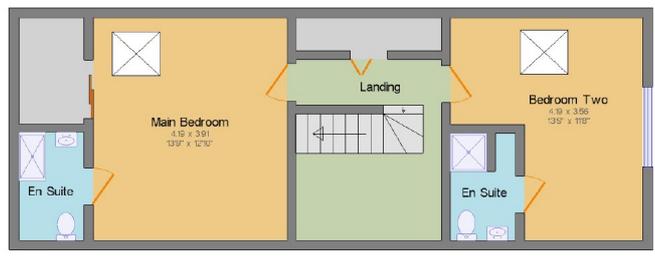
DIRECTIONS

From our office at Aberaeron, head south on the main A487 coast road until reaching the village of Llanarth where you should turn right signposted for New Quay. Continue through the village Gilfachrheda and on to New Quay, passing road sign on your left. Proceed for a short distance, turning left at the side of the Cambrian Hotel. Continue up the hill, passing the speed limit sign and the property can be found on the right hand side.



The plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors

Ground Floor

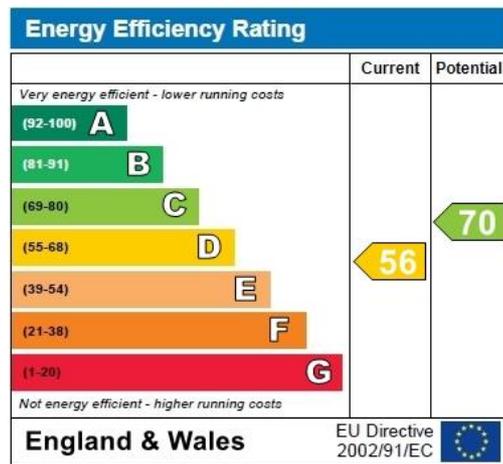


First Floor

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**John.
Francis**