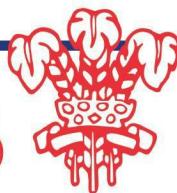


# EVANS BROS.

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**Glanydon Cwmtynu, Llwyndafydd, SA44 6LQ**

**Offers In The Region Of £425,000**

Nestled in the picturesque secluded cove of Cwmtynu, this charming detached coastal cottage offers a delightful blend of character and modern living. With 4 spacious bedrooms and 2 well-appointed bathrooms, this property is perfect for families or those seeking a tranquil retreat within earshot of the sea. The cottage boasts 3 inviting reception rooms, providing ample space for relaxation and entertaining. Each room is well-presented, showcasing the property's unique charm while ensuring comfort and convenience. The interior is thoughtfully designed to create a warm and welcoming atmosphere, making it an ideal home for both everyday living and special occasions.

One of the standout features of this property is its proximity to a beautiful sheltered cove, just a short stroll away. This idyllic location allows residents to enjoy the stunning coastal scenery and the soothing sounds of the sea, perfect for leisurely walks or family outings. Additionally, the property benefits from off-road parking, ensuring convenience for residents and guests alike. The combination of coastal charm and modern amenities makes this cottage a rare find in the market.

## Location



One of the standout features of this property is its proximity to a beautiful sheltered cove, just a short stroll away. This idyllic location allows residents to enjoy the stunning coastal scenery and the soothing sounds of the sea, perfect for leisurely walks or family outings.

The property is also conveniently situated along the Ceredigion coastline renowned for its sandy beaches and secluded coves, with the all Wales coastal path passing the property. The pretty fishing village of New Quay is close by offering good range of amenities including doctors surgery, pharmacy, shops, cafes, restaurants etc. and renowned for its sandy beaches, and also being convenient to the Georgian destination town of Aberaeron, and the larger town of Cardigan to the south.

## Description



A charming cottage, that really does have to be inspected to be fully appreciated, providing a lovely combination of traditional character and modern conveniences, offering spacious 3 reception roomed, 4 bedroomed accommodation, with the benefit of 2 bathrooms.

This would make a lovely family home or coastal retreat with the benefit of Oil fired central heating, UPVC double glazing, and affords the following accommodation:

## Front UPVC entrance porch

3'0 x 5'3 (0.91m x 1.60m)



With feature stained glass fanlight over the door having the name inset, leading to an inviting entrance hall

## Entrance hall

9'3 x 4'5 (2.82m x 1.35m)



with red and black quarry tiled floor

## Living room

18'7 x 14' (5.66m x 4.27m)



A light and characterful room with double aspect windows, and complimented by traditional features including a fireplace, beamed ceiling, front and side windows.

## Sitting room

18'8 x 10'0 (5.69m x 3.05m)



With dual aspect windows, beamed ceiling, feature fireplace with slate hearth.

## Kitchen/dining room

13' x 13' (max) (3.96m x 3.96m (max))



A large room with plenty of space for entertaining, having a range of traditional kitchen units at base level incorporating single drainage sink unit, fitted electric oven with LPG gas hob over and extractor hood, rear entrance door.

## Door to utility room

5'0 x 5'9 (1.52m x 1.75m)



## Ground floor shower room

7'6 x 3'9 (2.29m x 1.14m)



Being part tiled with toilet, wash hand basin, fully tiled shower cubicle.

## First floor

### Galleried landing



Access to airing cupboard with radiator, access to loft

### Master Bedroom 1

20'2 x 10'8 (6.15m x 3.25m)



A large room with front and two side windows, originally two rooms, which could be subdivided if so required but now provides one inviting bedroom, feature Victorian fireplace.

### Bedroom 2

12'0 x 9'0 (3.66m x 2.74m)



With front window

### Box room / childs bedroom/ study

6'0 x 5'8 (1.83m x 1.73m)



Front window

### Rear bedroom 3

6'5 x 9'0 (1.96m x 2.74m)



Rear window

### Rear bedroom 4

13'0 x 10'8 (3.96m x 3.25m)



Side window

### Main bathroom

9'7 x 6'8 (2.92m x 2.03m)



Having a panelled bath, separate corner shower cubicle, vanity unit with wash hand basin and storage cupboard beneath, toilet, radiator

## Externally



A delightful coastal cottage that has to be inspected to be fully appreciated, in respect of the quality of the accommodation and this unique location close to the seaside

The property has a front walled forecourt with side tarmacked driveway with parking for 2 vehicles and external sitting out area.

## Services



We understand the property is connected to mains water, mains electricity, private drainage, oil fired central heating, fibre broadband

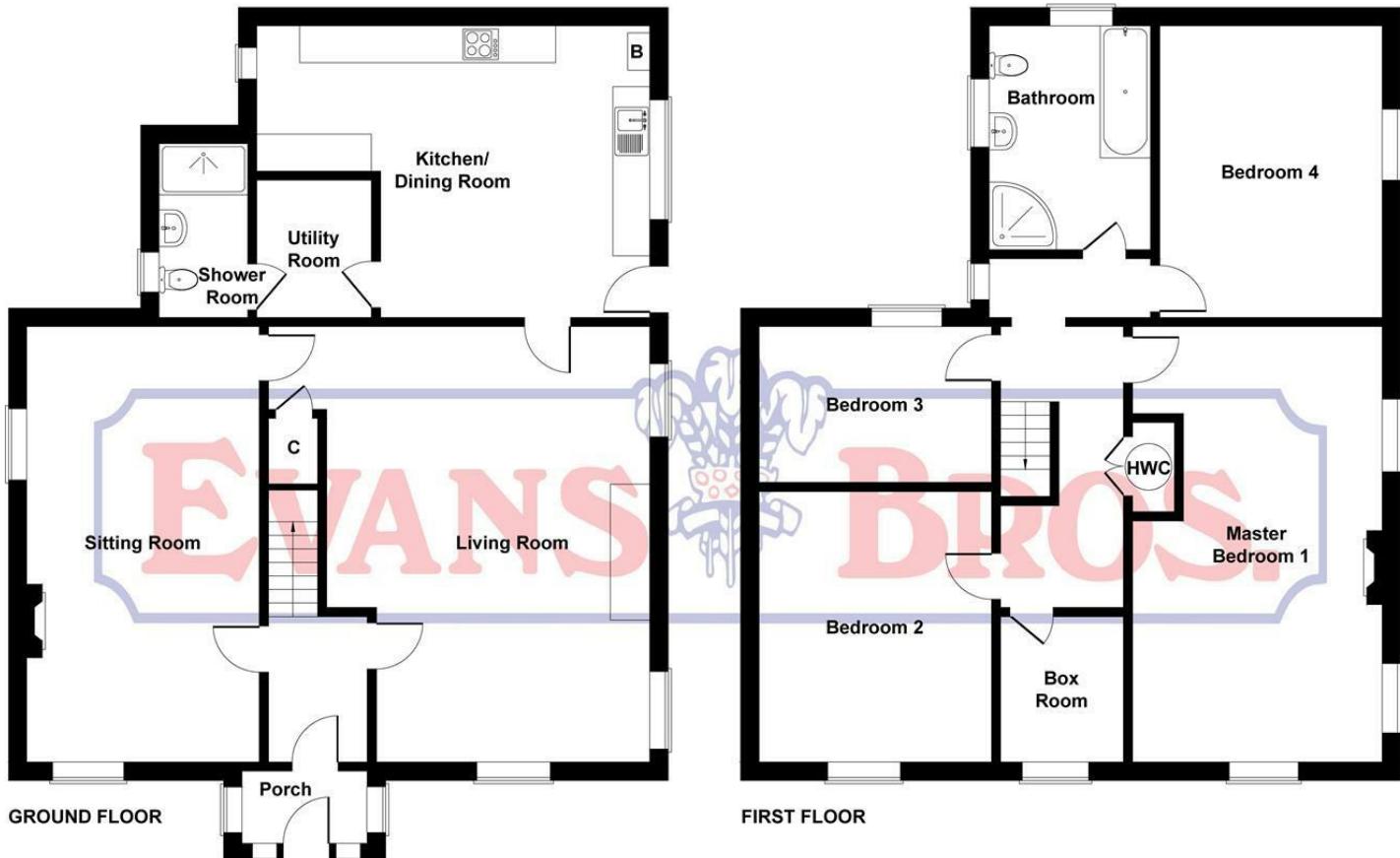
## Council tax -E



We are informed that the amount payable per annum is £2,806

## Agents comments

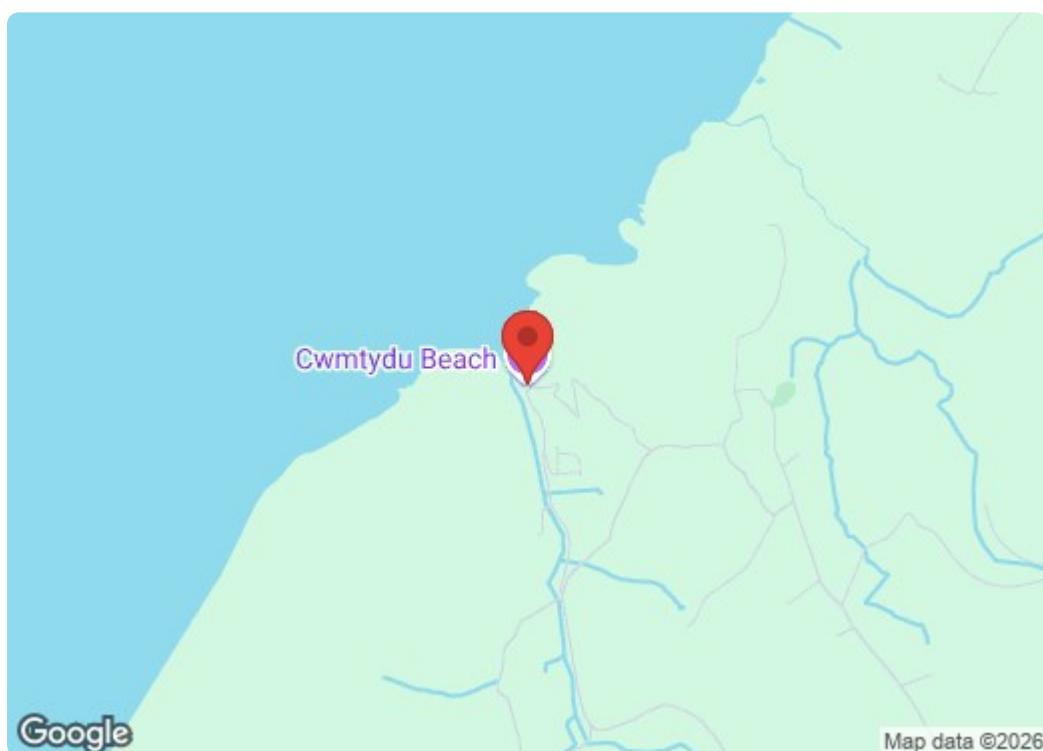
# Glanydon



#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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