

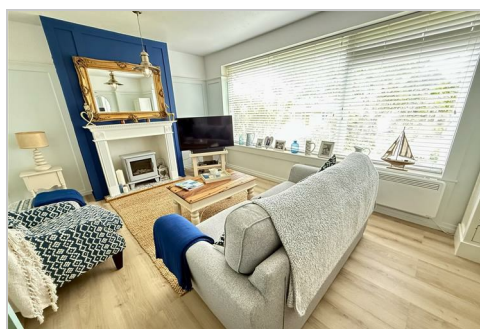


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20 Cwmhalen, New Quay, Ceredigion, SA45 9SF

Asking Price £275,000

This tastefully presented two-bedroom bungalow offers a delightful coastal retreat in a tranquil setting. The bungalow features a large living room, spacious kitchen/dining room for entertaining and two well-appointed bedrooms, providing ample space for rest and relaxation. One of the standout features of this property is the large private patio with covered seating area; ideal for al fresco dining or simply enjoying the summer evenings. Additionally, a garden room serves as overflow accommodation, making it perfect for hosting friends and family and could also be used as a home office, gym or studio. The property is situated on a corner plot, providing generous parking space with the added benefit of room for a boat or trailer, catering to those who enjoy coastal adventures. Located in a quiet cul-de-sac, this bungalow is just a stone's throw away from the stunning sandy beaches of New Quay, making it an ideal location for beach lovers and nature enthusiasts alike. With its combination of comfort, convenience, and proximity to the sea, this property presents a wonderful opportunity for anyone seeking a peaceful coastal lifestyle.

Location

Nestled on the stunning Ceredigion coast, New Quay is a picturesque seaside town renowned for its sandy beaches, vibrant harbour, and breath-taking views over Cardigan Bay. This charming coastal community offers a relaxed lifestyle with a range of local amenities including independent shops, cafes, restaurants, and a well-regarded primary school. Popular for sailing, dolphin spotting, and coastal walks along the Wales Coast Path, New Quay is both a tranquil retreat and a thriving holiday destination. With excellent road links to Aberaeron and Aberystwyth, it is an ideal location for those seeking a peaceful coastal home or an investment in a sought-after holiday hotspot.

Description



A lovely, nautical themed bungalow offering tasteful and well-presented accommodation with the benefit of electrical heating, contemporary kitchen and bathroom fittings, and with a fantastic outside space for those looking for the alfresco lifestyle. The property offers more particularly, the following accommodation:

Entrance porch

With tiled floor and door to:

Hallway



With access to loft and airing cupboard housing the copper cylinder.

Living Room

18'2 x 12 (5.54m x 3.66m)



This is an attractive room with large picture windows, panelled walls and two electric heaters.

Kitchen - Dining Room

16 x 9 (4.88m x 2.74m)



With a lovely range of kitchen units at base and wall level, incorporating a ceramic sink unit with ceramic drainer board, integrated fridge and dishwasher with rear entrance door. The dining area benefits from built-in storage cupboards.

Front Bedroom 1

11 x 10 (3.35m x 3.05m)



With built-in mirror fronted wardrobes, electric heater and front window.

Rear Bedroom 2

10 x 9'10 (3.05m x 3.00m)



With built-in mirror fronted wardrobes, two electric heaters and rear window.

Shower Room

6'8 x 5'6 (2.03m x 1.68m)



With corner shower cubicle, wash handbasin, toilet, tongue and groove painted panelled walls and heated towel rail.

Externally



A feature of this property is the lovely corner plot location having extensive gardens with front gardens housing a number of mature trees and shrubs, providing privacy. There is a further enclosed garden area providing parking opportunity for boats, trailers etc. To the rear of the property is an extensive private and enclosed patio area with a feature covered entertaining area, garden room and side workshop.

Enclosed Garden Area



Side Workshop

10 x 7'2 (3.05m x 2.18m)

With front up and over door with rear utility area.

Rear Utility Area

9 x 9'3 (2.74m x 2.82m)

With sink unit, plumbing for automatic washing machine and space for tumble dryer.

Further Side Lean-to Workshop

17'6 x 9'6 (5.33m x 2.90m)



Covered Entertaining Area

16'5 x 11 (5.00m x 3.35m)



Services



Garden Room

15'6 x 11'3 (4.72m x 3.43m)





We are informed that the property benefits from connection to mains water, mains electricity and mains drainage with electrical heating and Fibre Broadband connected.

Council Tax Band D

We are informed the property is council tax band D with the amount payable being £2293 for 2025/2026

This is currently used as overflow accommodation, although it would also be suitable as a home office, studio, gym etc. This benefits from a sink unit and connection to electricity.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		29	84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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