



TYLEGWYN

Bwlch Gwynt | New Quay | Ceredigion | SA45 9QS

FINE & COUNTRY

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Sea Views. Exceptional 3/4 bedroom Edwardian Detached Residence in a Coveted Location - This magnificent home, a rare landmark listing in this area, showcases classic Edwardian architecture, complete with distinctive corner turret windows and a wealth of preserved original features, inviting an enchanting historical ambiance. It enjoys a privileged position, elevated above the charming New Quay harbour and offering unparalleled views across the expansive Cardigan Bay.

The property includes 3/4 bedrooms and benefits from full central heating and a garage, all nestled within beautifully landscaped grounds. It occupies one of the most desirable spots in the popular seaside resort and picturesque coastal fishing village of New Quay on the scenic West Wales Coast of Cardigan Bay.

This distinguished residence stands gracefully secluded from the hustle and bustle, yet it remains within convenient reach of necessary amenities. These include local convenience stores, a pharmacy, a primary school, as well as the bustling harbour and seafront adorned with an assortment of pubs, restaurants, and boutique shops. The historic Georgian Harbour town of Aberaeron, renowned for its comprehensive range of shopping and educational facilities, is merely an 8-mile journey away, ensuring easy access to another amenity centre of the region.

The listing of such a landmark property is a rare event in the marketplace, making it a unique opportunity for those seeking a blend of tranquil coastal living with the convenience of nearby urban amenities. This home is not just a place to live but a chance to own a piece of history in one of the most appealing locations on the West Wales coast.





Video Link: <https://www.youtube.com/watch?v=YzKMNW-QvQE>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Lounge Room Sea Views



Lounge Room Sea Views



Sitting Room Sea Views



Sitting Room Sea Views





Cellar

Landing



Master Bedroom Sea views



En Suite



Bedroom - Sea Views



Bedroom - Sea Views





Bedroom 4/Study Sea Views

Bedroom 4/Study Sea Views

OUTSIDE



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About Fine and Country West Wales

We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

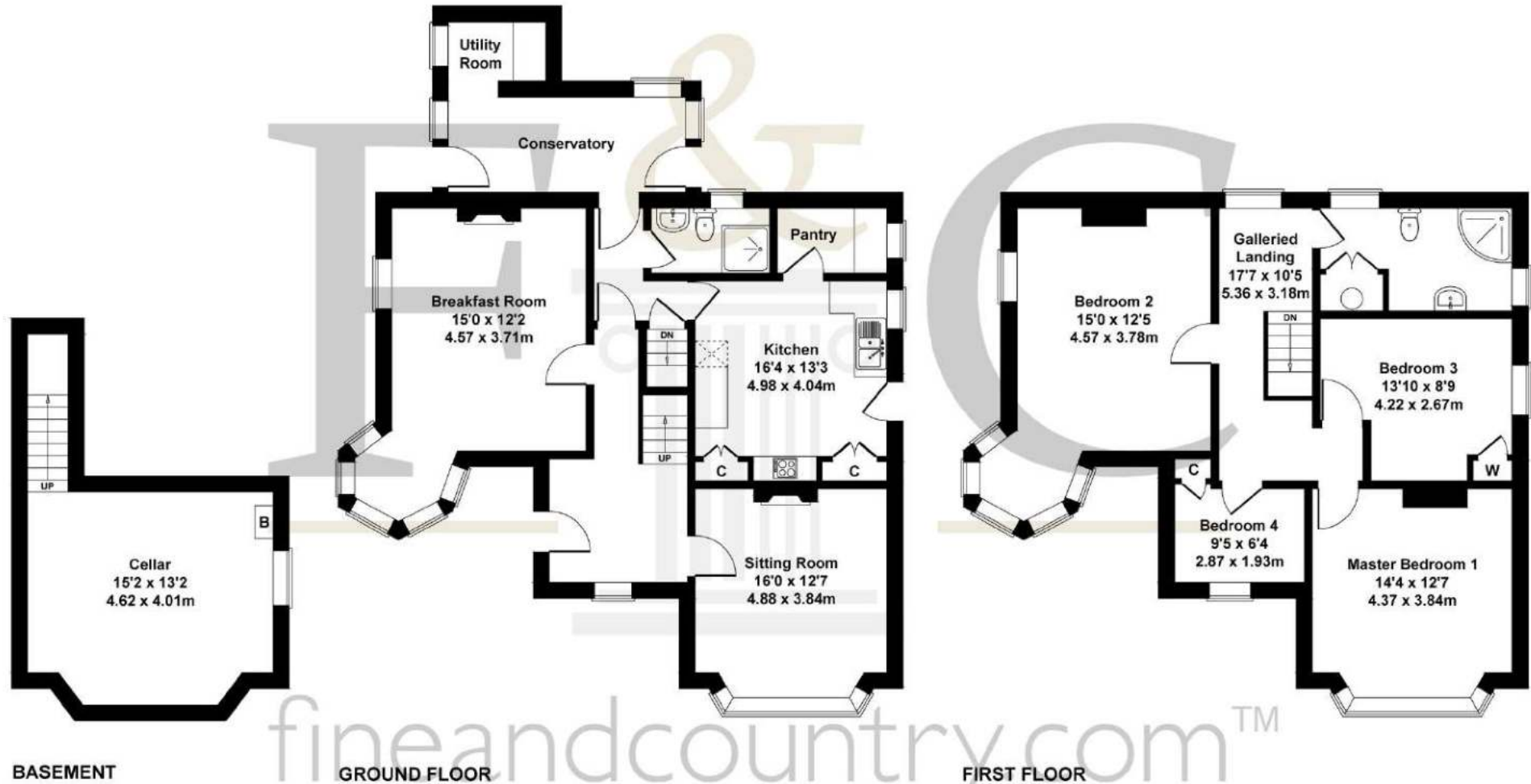
At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence.

We are passionate about helping you find your dream home or secure the best price for your property. Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

Tylegwyn, New Quay, Ceredigion. SA45 9QS

Approximate Gross Internal Area
1801 sq ft - 167 sq m



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.

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Fine & Country West Wales

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