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**Tawelfryn Maenygroes, New Quay, SA45 9TP**

**Open To Offers £325,000**

**\*\* MOTIVATED SELLER \*\***

Tawelfryn is a beautifully presented 3 bedroom detached coastal residence, offering a turnkey opportunity in a highly desirable West Wales location, famous for its dolphin spotting and sandy beaches. Recently renovated throughout, the property combines traditional character with a contemporary finish and enjoys distant sea views across open countryside towards Cardigan Bay. The versatile accommodation includes 3 spacious bedrooms, an immaculate kitchen and feature conservatory alongside a wealth of character features including an open fireplace with wood-burning stove and attractive window shutters.

Outside, the property enjoys spacious gardens, excellent private parking and a raised deck from which to appreciate the far-reaching views. Planning permission has also been granted for a single-storey rear extension. Ideally situated in Maenygroes, just inland from New Quay, with its beaches, harbour, coastal walks and amenities close by.

## Location

Tawelfryn represents an exciting opportunity to acquire a property in a highly desirable part of West Wales. Its position within easy reach of New Quay, combined with the surrounding countryside and coastline, makes this a property worthy of closer inspection. Maenygroes is a popular village situated just inland from the picturesque coastal town of New Quay, on the Ceredigion coast. The area is particularly well known for its stunning beaches, wildlife and beautiful countryside with the property being within walking distance to New Quay via a pleasant, nearby footpath.

New Quay is a popular seaside destination, offering a selection of shops, cafés, restaurants and local services, together with its attractive harbour and sandy beaches overlooking Cardigan Bay. The wider area provides excellent opportunities for walking, cycling, watersports and enjoying the renowned coastline of West Wales, making Tawelfryn an appealing choice for those looking to embrace a quieter coastal lifestyle

## Description



Internally, the accommodation has been upgraded to a high standard, including a new kitchen, contemporary flooring and redecoration, whilst retaining appealing features such as the open fireplace with wood-burning stove, and characterful window shutters. The ground floor provides particularly versatile accommodation with a sitting room, formal dining room which could readily serve as a fourth bedroom, modern kitchen, impressive conservatory and utility room, whilst three further bedrooms and a modern four-piece bathroom occupy the first floor. A particular highlight is the conservatory, where the extensive glazing makes the most of the breath taking views towards Cardigan Bay.

Outside, the property is equally appealing, with enclosed gravelled forecourt and extensive private parking with ample space for a caravan or garage (STP), together with a delightful rear garden incorporating lawn, raised decking, mature fruit trees, flower and vegetable beds and a timber garden shed/log store. Planning permission has also been granted for a single-storey extension to the rear, providing further potential for the discerning purchaser.

## Entrance Hallway

16'4" x 4'11" (4.98m x 1.50m)



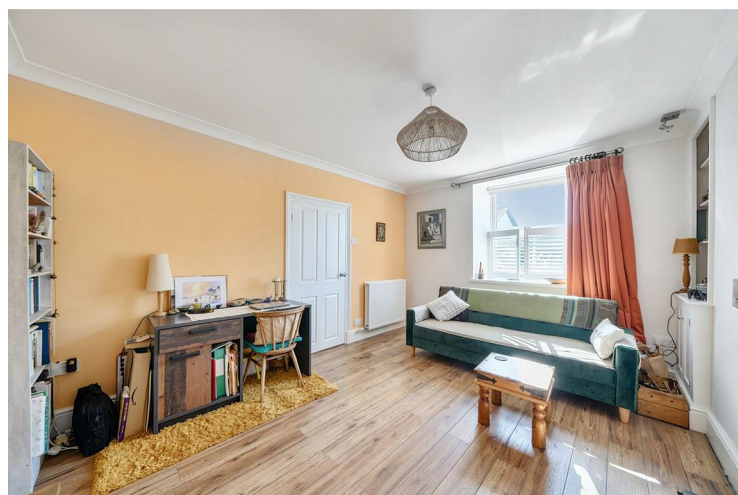
Stairs rising to the first floor, spot lights, tiled flooring, radiator and doors to:-

## Living Room

13'9" x 11'5" (4.19m x 3.48m)



A welcoming room with open fireplace having log burner set on a slate hearth with oak mantle above, fitted storage cupboards and shelving, coved ceilings, radiator, double glazed uPVC windows and wooden effect flooring.



### Dining Room

13'9" x 8'11" (4.19m x 2.72m)



Double glazed uPVC windows, double glazed patio doors, coved ceilings, radiator, wooden effect flooring.

### Conservatory

11'0" x 8'8" (3.35m x 2.64m)



A light room; perfect for taking in those breath taking sea views and evening sunsets. Double glazed uPVC patio doors and windows, radiator, slate effect tiled flooring.

### Kitchen

9'7" x 10'7" (2.92m x 3.23m)



Having a range of wall and base units with complimentary

Wooden Oak surfaces, inset 1.5 bowl ceramic sink unit with mixer tap over, built-in Bosch oven and counter top hob with extraction hood over, plumbing for washing machine, built-in pantry cupboard, part wooden panel walls, tiled flooring, double glazed uPVC window.



### Utility Room

5'2" x 4'5" (1.57m x 1.35m)

Plumbing for dishwasher/washing machine, Worcester boiler, worktop surface, double glazed uPVC windows and door, with tiled flooring.

### First Floor Landing

10'0" x 4'11" (3.05m x 1.50m)

Being split level with wooden banister, exposed beam and doors to:-

### Bedroom One

9'4" x 13'11" (2.84m x 4.24m)



Double glazed uPVC windows, exposed beam, radiator and spot lights.



### Bedroom One

14'0" x 10'7" (4.27m x 3.23m)



Double glazed uPVC windows, radiator, loft access and exposed beam.

### Bedroom Three

8'2" x 5'10" (2.49m x 1.78m)



Double glazed uPVC window, radiator and exposed beam.

### Bathroom

9'6" x 10'9" (2.90m x 3.28m)



Low flush W.C., free standing wash basin, walk-in P shaped shower with fitted shower and extraction fan over, bath with mixer taps, heated towel rail, radiator, double glazed uPVC windows, spot lights, part tiled walls and wooden effect flooring.

### Externally



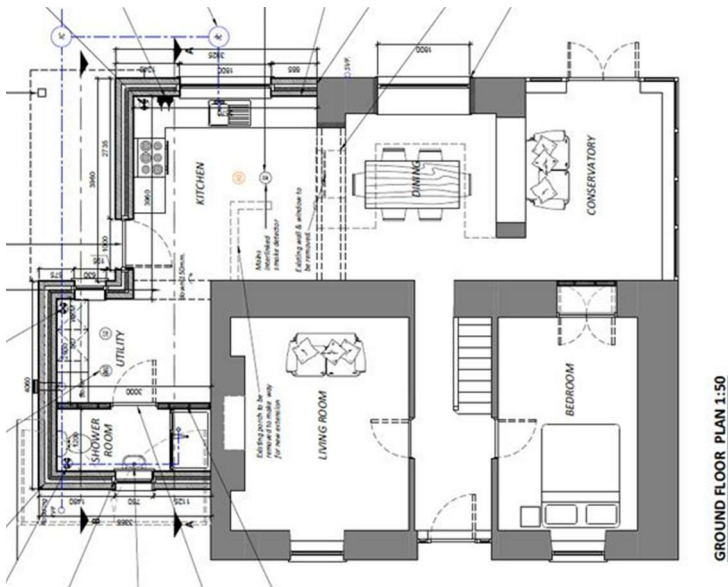
The property is approached via a gated entrance, with a paved patio path leading to the front door. A small feature wall provides an attractive boundary to the front which is complemented by decorative gravel. To the side of the property is ample off-road parking for up to 3 cars, together with access to the rear of the property. The rear garden features a raised decking area, lawn and decorative gravel, the garden is enclosed and includes mature shrubs, bushes and fruit trees. A particularly appealing feature is the open outlook and sea views, creating a lovely backdrop to this versatile outdoor space.

## Utilities & Services



The property benefits from mains electricity, mains water and private drainage with oil-fired central heating, uPVC double glazing and Fibre broadband to the premises.

## Planning Consent



Please Note - Planning has been approved for a single story extension to the rear of the property REF - A/211148 expiring on the 22nd March 2027.

This provides prospective purchasers with an opportunity to extend the property if they feel they require further accommodation.

## Directions



What3Words - [///storming.tested.amends](#)

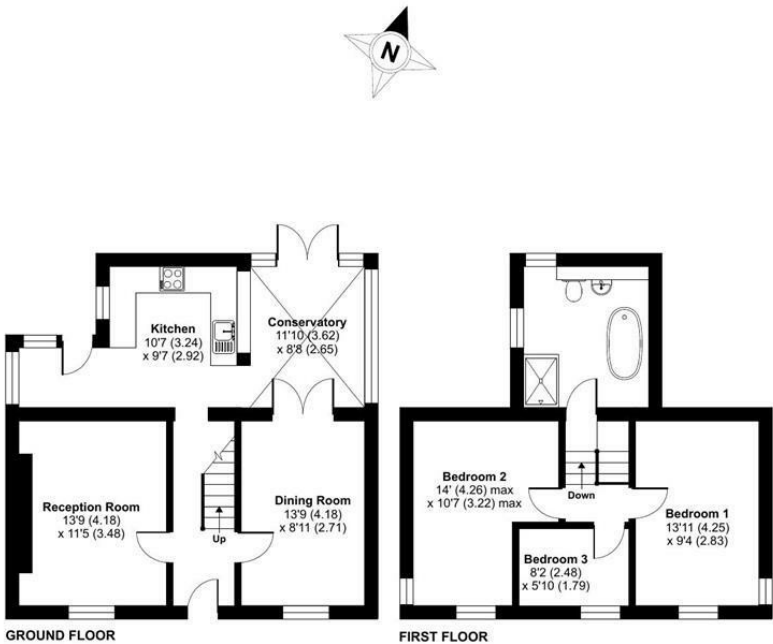
From Aberaeron, take the A487 south towards Synod Inn and turn right onto the A486 at the crossroads. Upon entering the village of Maenygroes, turn right at the crossroads and the property can be found on the left hand side.

## Council Tax Band D

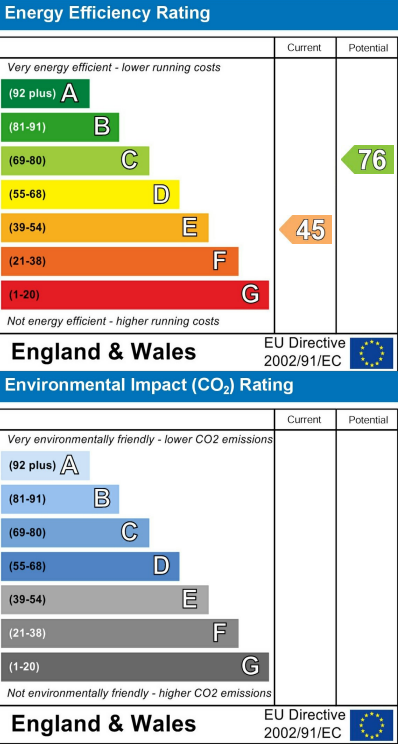
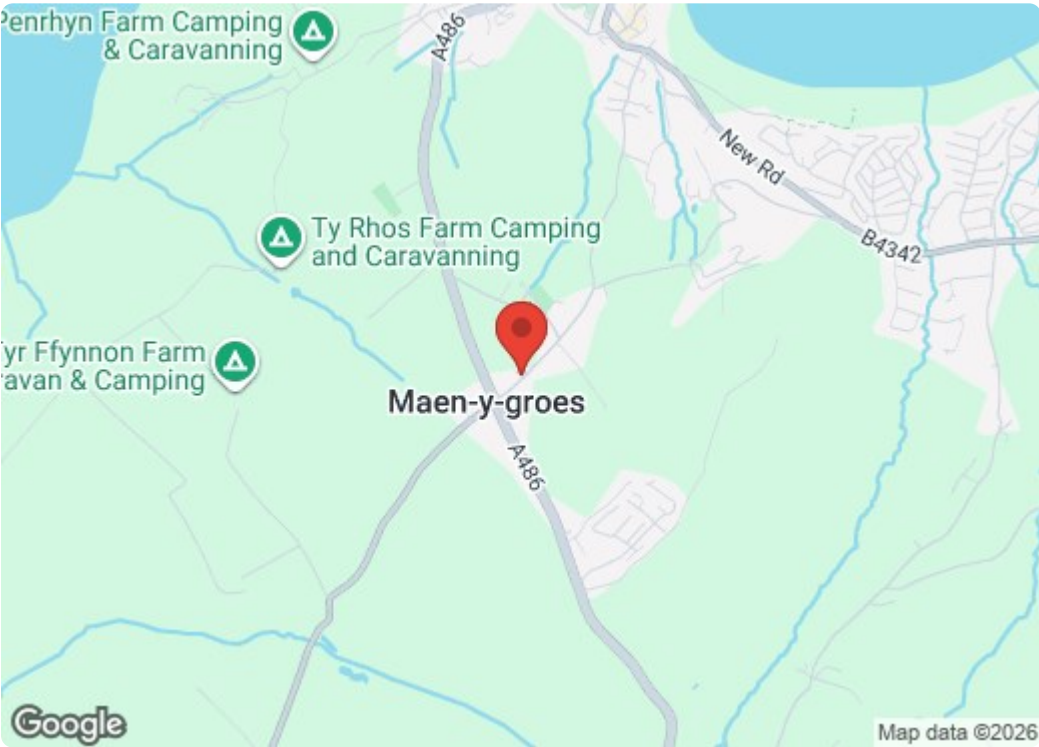
Tawelfryn, Maenygroes, New Quay, SA45

Approximate Area = 1106 sq ft / 102.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Evans Bros Ltd. REF: 1502285



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