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31 Cwmhalen, New Quay, SA45 9SF

Asking Price £259,000

A beautifully presented and recently renovated detached bungalow, ideally situated on the edge of New Quay. Offering well-appointed 2 bedroom accommodation with cosy living room and modern kitchen-diner, the property provides a comfortable and versatile home, holiday retreat or investment opportunity.

The bungalow enjoys a peaceful setting within easy walking distance of New Quay harbour, beaches and local amenities, whilst benefiting from a private driveway with off-road parking for 2 vehicles, garage and EV charging point. To the rear is a fully enclosed, low-maintenance garden with an attractive paved patio seating area and useful timber wood shed.

Combining a tranquil residential setting with the wonderful coastal lifestyle New Quay has to offer, this is an appealing property not to be missed.

Location



Nestled on the stunning Ceredigion coastline, 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 and bus 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.

Porch

Exposed red brick feature walls, tiled flooring and door to:-

Hallway



Loft access, coved ceilings, radiator, built in storage with Baxi boiler, with doors to:-

Living Room

18' x 11'11 (5.49m x 3.63m)



With feature log burner set on a slate hearth, large double glazed uPVC window, coved ceilings, radiators, exposed wooden flooring and door to:-



Kitchen/Dining Room

16'1 x 9'0 (4.90m x 2.74m)



A lovely, light room having a range of modern wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, Bosch oven and grill, counter top hob with extraction fan over, spot lights, coved ceilings, double glazed uPVC windows, radiator, exposed wooden flooring and door to:-



Conservatory
14'8 x 10'6 (4.47m x 3.20m)



Double glazed uPVC windows, radiator and wooden flooring.

Front Bedroom One
10'10 x 9'11 (3.30m x 3.02m)



Double glazed uPVC windows, radiator, coved ceilings and wooden effect flooring.

Rear Bedroom Two
9'11 x 9'11 (3.02m x 3.02m)
Double glazed uPVC windows, radiator, coved ceilings and wooden effect flooring.

Bathroom



Low flush W.C., pedestal wash basin, bath with fitted shower above and extraction fan over, double glazed uPVC window, radiator, spot lights and Aqua panel walls.

Externally



The property is approached via a tarmac driveway with ample off-road parking for two vehicles and access to the garage and EV charging point. There is a paved path to the front door and small lawned space to the front. To the rear is a fully enclosed, low-maintenance garden with an attractive paved patio seating area, along with a useful timber wood shed.

Detached Garage
18'6 x 10'3 (5.64m x 3.12m)



Utilities & Services



The property benefits from mains water, mains electricity and mains drainage with LPG fired central heating.

Directions

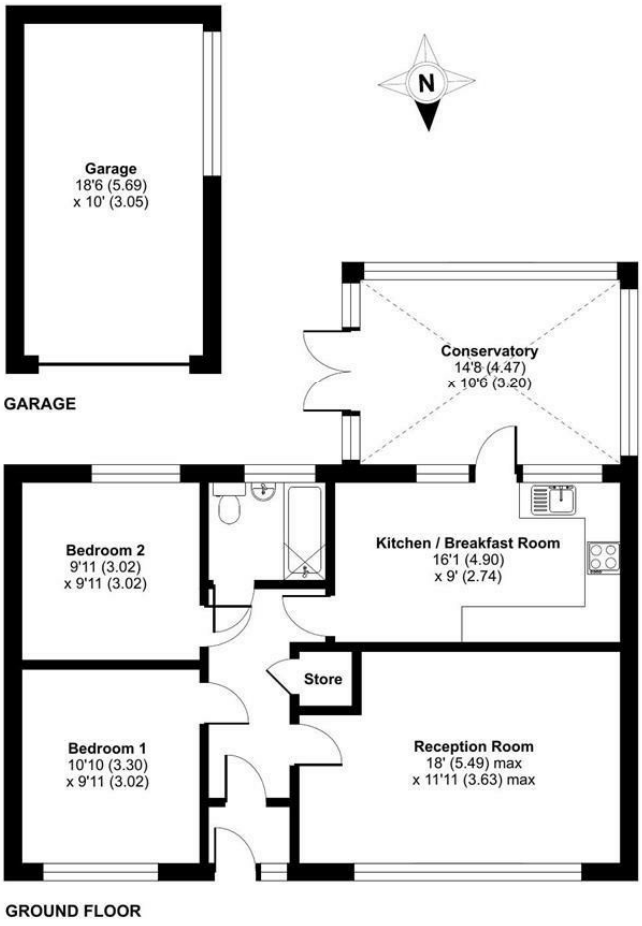
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Anti Money Laundering & Ability To Purchase

Please note, when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

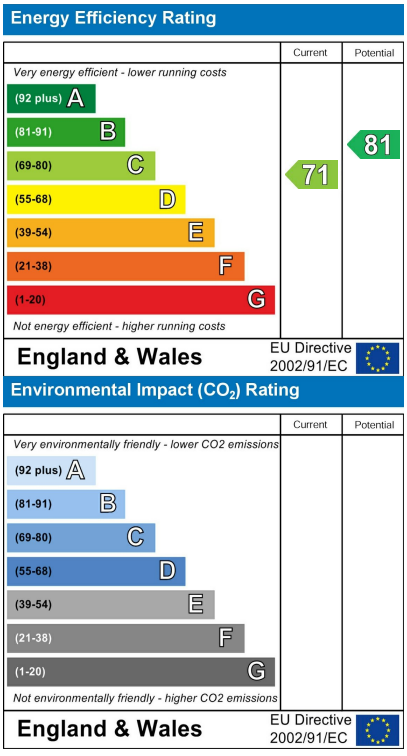
Cwmhalen, New Quay, SA45

Approximate Area = 890 sq ft / 82.6 sq m
Garage = 189 sq ft / 17.5 sq m
Total = 1079 sq ft / 100.2 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). © nichecom 2026. Produced for Evans Bros Ltd. REF: 1513243





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