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37 Cwmhalen, New Quay, SA45 9SF

Asking Price £249,000

** CHAIN FREE **

Situated in an elevated position on the outskirts of the sought-after coastal village of New Quay, this detached 3 bedroom bungalow enjoys far-reaching sea views across Cardigan Bay and beyond.

The property offers a spacious living room, a large front sun deck, off-road parking for 2–3 vehicles and a substantial garage/workshop with potential for conversion into further accommodation (STC).

Although in need of some modernisation, the property offers excellent scope to create a wonderful coastal home. Outside, an established rear garden provides further potential.

This versatile property would make an ideal retirement home, permanent residence, holiday home or investment opportunity, conveniently located close to New Quay's beaches, harbour and local amenities.

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.

Entrance Porch

4'67 x 3'18 (1.22m x 0.91m)

Accessed via feature sun deck having sea views. With exposed red brick feature walls and door to:

Hallway

12'50 x 4'70 (3.66m x 1.22m)



With built in airing cupboard, loft access, storage heater and doors to:

Living Room

18'2 x 11'10 (5.54m x 3.61m)



With coal effect fire place, double glazed uPVC window, storage heater, coved ceilings and door to:

Kitchen

8'10 x 8'4 (2.69m x 2.54m)



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, gas hob with extractor hood over, built in oven/grill, integrated fridge, double glazed uPVC window, double glazed uPVC door and part tiled walls.

Master Bedroom 1
20'10 x 9'11 (6.35m x 3.02m)



With double glazed uPVC window, built in wardrobes, built in cupboard and storage heater.

Bedroom 2
11'10 x 9'11 (3.61m x 3.02m)



With double glazed uPVC window, coved ceilings, built in wardrobe and storage heater.

Bedroom 3
8'11" x 7'4" (2.72 x 2.24)



With double glazed uPVC window.

Bathroom
5'58 x 6'72 (1.52m x 1.83m)



Having low flush W.C., pedestal washbasin, bath with electric shower over, heated towel rail, part tiled walls, vinyl flooring and uPVC double glazed window.

Externally



The property is approached via a staircase leading to a front balcony, enjoying far-reaching panoramic views across the beautiful Ceredigion coastline. To the front, a tarmac driveway provides ample off-road parking for 2-3 vehicles, alongside a small lawned area and access to the garage/workshop. Side access leads to the rear garden via a paved patio pathway to an area laid mainly to lawn, complemented by a variety of mature trees, hedges and established shrubs. Although currently overgrown, the garden is well established and offers excellent potential to be transformed into an attractive outdoor space.

Garage / Workshop
21'3 x 19'9 (6.48m x 6.02m)



A large open space with utility area to the side having excellent potential for conversion into further accommodation (STC).

Utility Area
22'8 x 8'0 (6.91m x 2.44m)



Having a range of wall and base units with complimentary work surfaces, stainless steel sink and drainer, plumbing for washing machine, fuse box and tiled flooring.

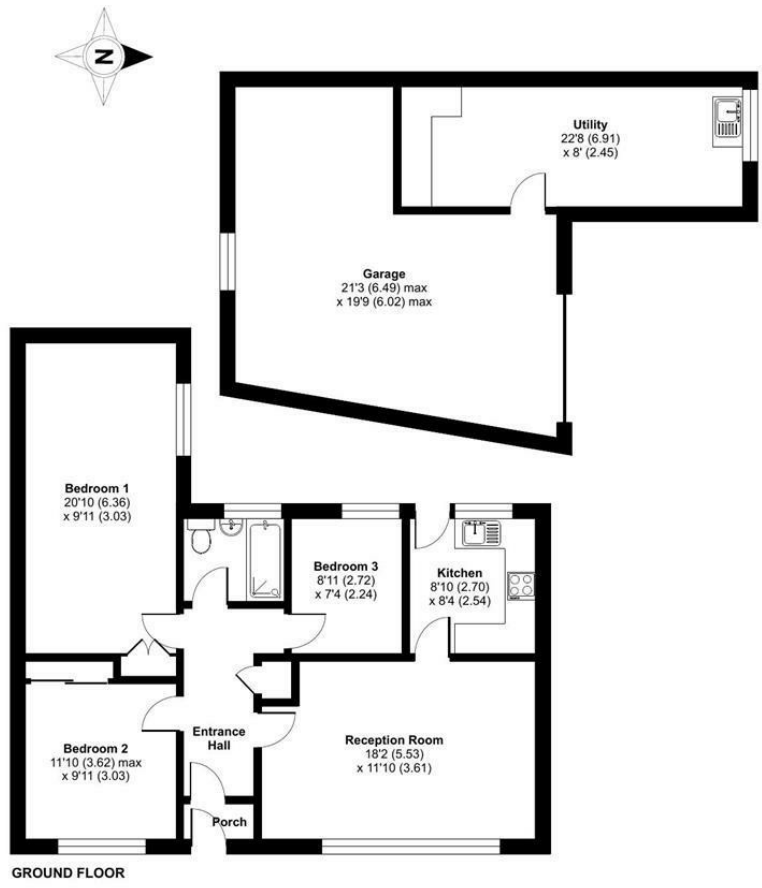
Services
The property benefits from connection to mains water, mains electricity and mains drainage with electric storage heaters.

Council Tax Band D
Council Tax Band D with amount payable for 2026/2027 being £2431.

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.

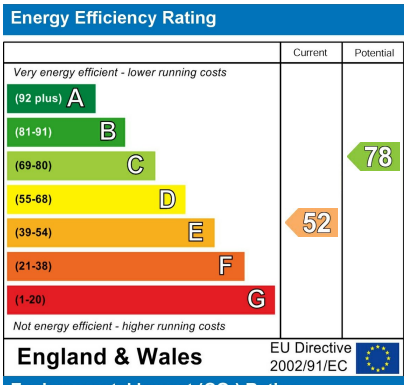
Cwmhalen, New Quay, SA4

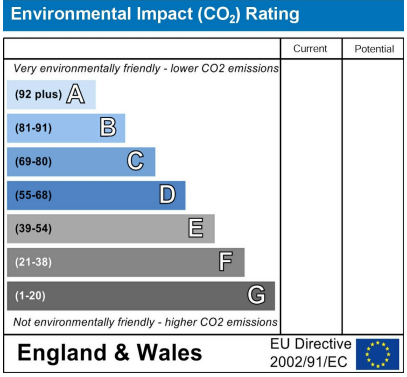
Approximate Area = 840 sq ft / 78 sq m
Garage / Utility = 561 sq ft / 52.1 sq m
Total = 1401 sq ft / 130.1 sq m
For identification only - Not to scale



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: 1537308







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