



 CARDIGAN BAY PROPERTIES
EST 2021

LlysHendy, Glanmor Terrace, New Quay, SA45 9PS
Offers in the region of £425,000

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- Double-fronted semi-detached house with character features
- Two traditional reception rooms with bay windows and original fireplaces
- Lower-level extended reception space with glazed double doors
- Additional rooms on the second floor with dormer windows and exposed stonework
- Front parking space, planted garden areas, patio and decked sections to the rear
- Clear coastal views across Newquay Beach from multiple rooms
- Kitchen and dining area with lantern ceiling window
- Three first-floor bedrooms all facing the sea
- Separate extension area with w/c and office-style room
- EPC Rating : F

About The Property

Looking for a place with timeless character and unbroken coastal views? This double-fronted home brings together original details, wide outlooks across Newquay Beach, and a layout offering plenty of scope for shaping into a long-term home.

A place with this position along the Newquay coastline carries a certain pull, especially when it has remained largely untouched through the decades. This semi-detached, double-fronted home sits with a clear view across the beach and out towards the wider sweep of the shoreline. The front looks towards the sea in a way that gives the house a steady sense of connection to the water, while the layout inside still reflects the character of an older era. Extensions have been added over time, yet so much of the original structure and detail has been kept, allowing the whole place to feel rooted in its own history.

A glazed porch sits at the front, giving a view of the small planted area and parking space before reaching the main door. The hallway beyond has a traditional feel, shaped by straight lines, simple finishes, and a layout designed long before modern trends took over. From here, doors link through to two separate reception rooms, while an archway leads to the rear hall where the staircase rises to the upper floors and a door opens to the ground-floor w/c and shower area.

The lounge sits to one side of the hallway, marked by a bay window that faces directly towards the sea. The outlook here gives a steady reminder of the location, with the front garden in the foreground and the shoreline stretching beyond. Built-in shelving and storage units run along one wall, blending into the space without overpowering it. Exposed beams add age and texture overhead, while a marble mantelpiece holds an open fire that has clearly been a long-standing part of the room. A plate rack and picture rail complete the setting, adding small but distinctive details that reflect the home's period roots.



Continued:

On the opposite side of the hallway, the second reception room offers a similar bay window and the same far-reaching sea view. Here, the fireplace takes on a different feel, formed by an ornate cast-iron surround with delicately painted tiles and a wooden mantel. It's the sort of feature that instantly signals the property's age and careful preservation. This room also includes a picture rail or plate rack, reinforcing the sense of continuity between the two rooms while still letting each hold its own identity.

Returning to the main hall, the w/c at the back includes a toilet, sink, and a wet-room-style shower. This simple, practical space adds useful flexibility to the lower floor, especially for those coming in from the beach or garden.

The rear hall leads through to the kitchen and dining area, creating a gradual shift from the more traditional parts of the home into a slightly more modern layout. The kitchen holds a range oven with a gas hob and extractor fan, along with a selection of base and wall units offering storage without dominating the room. A one-and-a-half sink and drainer sits beneath a window that looks towards the rear garden, keeping the space

bright without relying on strong artificial lighting. The dining area links naturally with the kitchen and is topped by a lantern-style ceiling window, drawing daylight down from above in a calm, unobtrusive way.

From here, steps lead down to the extended reception area. This lower room has double doors with full glazing, making the most of the sea outlook even from the rear part of the house. Storage cupboards sit neatly against one wall, and the room feels well-shaped for a range of uses—whether kept as a relaxed seating area, a hobby space, or something more practical. The way it sits slightly lower also gives it a different character to the rest of the ground floor, adding another layer to the property's overall layout.

The first floor holds three bedrooms: two doubles and one single. All three share sea views, something that immediately stands out as soon as the landing is reached. The master bedroom includes exposed floorboards and exposed beams, bringing out the raw fabric of the house. A built-in storage area sits to one side, blending into the layout without drawing too much attention. The other double bedroom mirrors some of the same charm, while the single room offers a more modest space that still carries the advantage of those

coastal views.

The family bathroom sits off the landing. It includes storage cupboards, a bath with an electric shower over it, a sink, and a w/c. The room has a straightforward, functional feel, in keeping with the rest of the property.

A doorway on the landing leads to another set of stairs rising towards the attic level, while also linking through to the extension section on the first floor. The extension area contains a w/c with a sink, along with a door that leads to the side of the property—though this exit is currently unusable due to the partial removal of metal steps. Beyond this point sits a further reception room, historically used as an office. Built-in desk space and storage make practical use of the room's shape, and once again the sea can be seen from here. Stairs within this room lead down to the reception space below, forming an internal connection between the two levels of the extension.

Climbing to the second floor, the stairs rise beneath an area of restricted headspace, something typical of older attic conversions. The top landing carries a skylight that brings in natural light and helps define this upper portion of the house. Two further rooms branch off from here. Each has exposed and painted stonework, exposed floorboards, and a dormer window offering clear sea and coastal views. These spaces could be shaped into bedrooms or alternative rooms if future owners decide to seek the necessary building regulations. They hold a mix of character and potential, with the outlook across the water forming a continual highlight.

Externally:

Externally, the front of the house includes parking for 2 cars, along with planted borders containing flowers and shrubs. Steps rise to the front door, while a gated path leads towards the porch. The sense of elevation here ties neatly into the views from the bay windows on the ground floor.

A further feature sits at the front of the property, where a door leads down a set of steps into the basement/cellar. This space has the plain, sturdy feel expected of older homes, and offers a practical area for storage or general use, sitting quietly beneath the main structure without interfering with the layout above.

To the rear, a storage area sits at the lower level before steps lead up to the garden. A pathway runs through the space towards the rear access, passing a mix of shrubs and planting that soften the setting without needing much attention. The garden includes a sheltered seating spot that works well in most weathers, along with a wooden shed for practical storage. A decked section stands to one side, though this area is currently unsafe to stand on and would need work before being used. There is also a small sauna tucked into the upper part of the garden, adding an unexpected extra feature. The property sits against the neighbouring chapel, and the chapel organ can sometimes be heard, giving the garden a distinctive atmosphere

when it drifts through.

Throughout the entire house, there is a distinct feeling of a property that has kept hold of its identity. Many original features remain, offset by later alterations that offer flexibility without taking away what makes the place so rooted in its own era. The sea is almost constantly within sight, whether through the bay windows at the front, the glazed doors in the extended reception area, or the dormer windows on the top floor. This steady connection to the coastline gives the house a sense of calm continuity—less about dramatic presentation and more about the steady presence of the landscape.

As things stand, the property offers a layout that works comfortably as it is, with the added option for future shaping depending on preference. The range of rooms across multiple levels will appeal to those who appreciate older buildings with layers of history, while the sea outlook remains a major highlight. Every level, from the ground floor to the top attic rooms, finds a way to pull the coastline into daily life.

Hallway
16'4" x 5'7" (max)

Lounge
19'8" x 12'1"

Living Room
13'5" x 12'2"

Shower Room
5'11" x 4'4"

Rear Hall
8'10" x 5'10"

Kitchen/Dining Room
18'10" x 10'6" (max)

Reception Room 1
17'8" x 8'4"

1st Floor Landing
12'0" x 2'8"

Bedroom 1
13'0" x 11'5"

Bedroom 2
8'7" x 7'8"

Bedroom 3
9'6" x 12'0"

Bathroom
11'11" x 6'11"

Hallway
8'0" x 4'3"

W/C
5'1" x 3'0"





Reception Room 2/Office
10'11" x 9'2"

Attic Landing
17'2" x 6'5"

Attic Room 1
19'8" x 12'3"

Attic Room 2
19'8" x 12'4"

Cellar/Basement
20'1" x 11'1"

INFORMATION ABOUT THE AREA:

The coastal village of New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay an attractive place to live, with its beautiful scenery, harbour, dolphin sightings, sandy beaches and rugged coastline. Just seven miles away is Aberaeron, a Georgian harbour town with further shops and services, while the larger centres of Cardigan, Aberystwyth, and Lampeter are within easy reach.

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that the external metal steps are partly removed and unsafe to stand on.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of. However, it is next door to the chapel, so they may have an easement in place permitting access for maintenance of

their wall.

FLOOD RISK: Rivers/Sea N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you



require any help with any of these.

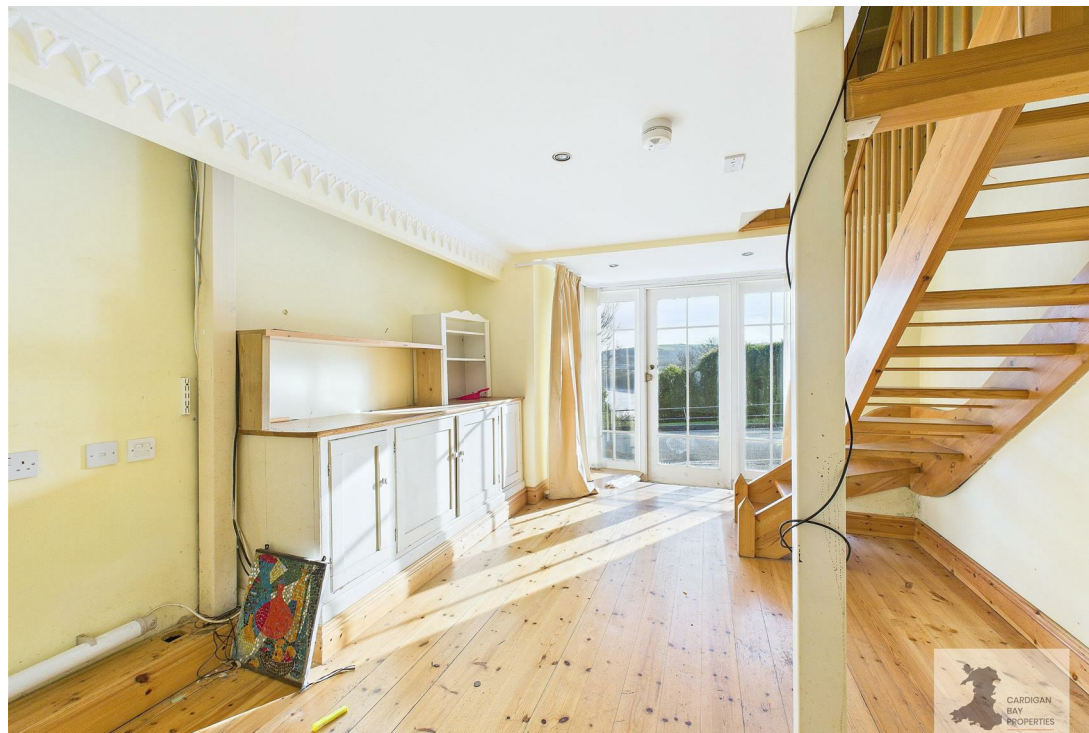
VIEWINGS: By appointment only. In need of modernisation in places, there are steps in the rear garden. do NOT use the old external metal steps to the side of the home , as they are unsafe and have been partly removed

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/11/25/OK/TR









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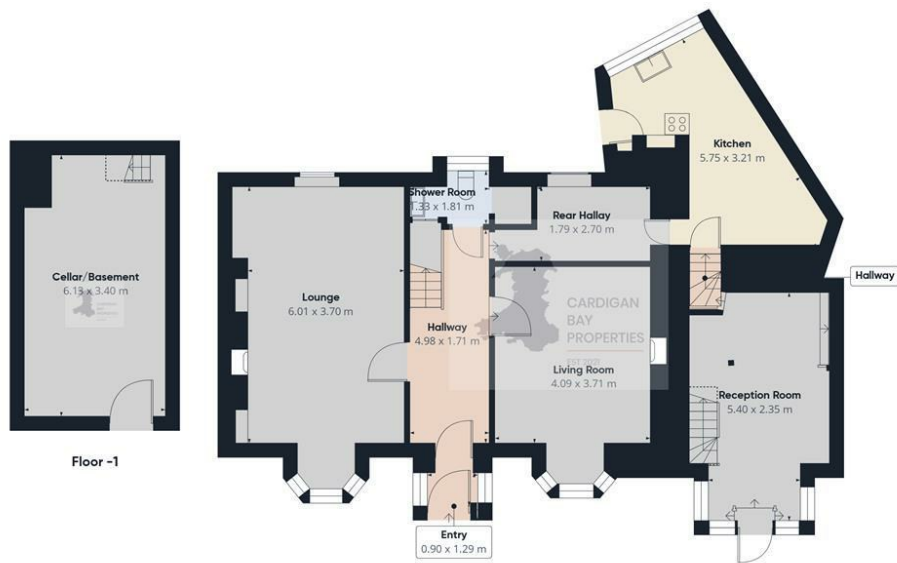




DIRECTIONS:

From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of New Quay, travel down towards the seafront passing The Black Lion on your right, and it is further down the road on the left just before the Chapel.





Floor -1

Floor 0



Floor 1

Floor 2



Approximate total area¹⁾
235.2 m²
Reduced headroom
27.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 70 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 26 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

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