



**Meddyg Y Mor, Cwmtydu, Llandysul, SA44 6LQ**

**Offers in the region of £425,000**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





- Coastal home just metres from Cwmtydu beach
- Open plan kitchen, living and dining room
- Study or fourth bedroom
- Detached summer house or studio
- Prime West Wales location close to Cardigan Bay
- Elevated position with views towards the sea
- Three double bedrooms, two with en suites
- First-floor balcony garden with built-in BBQ
- Integral double garage / boat store
- Energy Rating: D

## About The Property

Looking for a well-designed coastal home just moments from the beach, with sea views and flexible living space? Meddyg y Môr offers generous accommodation, an elevated balcony garden and a prime Cwmtydu setting along the Ceredigion coast in West Wales, close to Cardigan Bay.

Meddyg y Môr is an impressive coastal home set within the heart of the sought-after cove at Cwmtydu, with the beach only around 100 metres away. The position works exceptionally well, tucked into the valley yet enjoying views towards the sea, with the wider Ceredigion Heritage Coast and Cardigan Bay forming a constant backdrop to everyday life in this part of West Wales.

The property has been designed with both comfort and practicality in mind, blending modern construction with character details throughout. Solid oak features are a recurring theme, from the front elevation windows and entrance door to the flooring across much of the ground floor, creating a cohesive and well-considered feel from the outset. An integral double garage sits neatly to the side of the house, ideal for vehicle storage, water sports equipment or a small boat, while above it sits one of the home's real highlights – an elevated balcony garden that enjoys shelter, privacy and a coastal outlook.

The ground floor accommodation begins with a substantial reception hall, a space that immediately sets the tone. Oak flooring, wall panelling to dado height and roof lights combine to create a welcoming yet practical entrance, with a walk-in cloak cupboard adding useful storage. From here, the bedroom accommodation is arranged to suit both family use and visiting guests.

Bedroom one enjoys a box bay window with built-in seating and views down the valley towards the sea, along with fitted wardrobes.



Details Continued:

Bedroom two is another double room with built-in storage and a recently updated en suite shower room finished with a modern white suite, rainfall shower and heated towel rail. Bedroom three, also a double, benefits from mirrored wardrobes and its own newly fitted en suite shower room, making it ideal for guests or multi-generational living.

An inner hallway leads through to a rear utility area with tiled flooring, housing the oil-fired Worcester boiler, along with additional storage and a side door providing external access. The family bathroom is well proportioned and fitted with a double-ended bath, contemporary sanitary ware, wall panelling and wood-effect flooring, offering a comfortable and practical space for day-to-day use.

Stairs rise from the inner hallway to the first

floor, where the main living accommodation is positioned to make the most of the coastal setting. The open plan kitchen, living and dining room is a striking space, with vaulted ceilings, exposed A-frame beams and a combination of windows and roof lights that give a strong sense of light and space. A recently installed wood-burning stove sits on a slate hearth, providing a natural focal point, while a box bay window with seating frames views towards the sea.

The kitchen area is fitted with a modern range of units, integrated appliances and a combination oven and microwave, along with a walk-in pantry. A stable door opens directly onto the balcony garden, making the connection between indoor and outdoor space feel natural and well thought through. Also on this level is a study or fourth bedroom, fitted with shelving and roof light, along with a cloakroom finished with oak flooring.

#### Externally:

Outside, the first-floor balcony garden is a genuine asset. Enclosed by walls for shelter and privacy, it offers a paved seating area, gravelled sections for pots and planting, a built-in barbecue and raised areas that add interest and structure. This space works particularly well for outdoor dining and entertaining, with easy access directly from the living accommodation. A detached summer house sits within the garden, fully glazed to the front and fitted with power, heating and lighting, making it suitable for home working, hobbies or occasional guest use.

Early viewing is strongly recommended to appreciate both the position and the quality of accommodation on offer.

#### INFORMATION ABOUT THE AREA:

Cwmtydu itself is one of the most unspoilt spots along this stretch of coastline, known for its sheltered cove, wildlife and access to the Wales Coast Path. Walks lead north towards New Quay and south towards Llangrannog, while the market town of Cardigan lies within comfortable driving distance, offering a wider range of shops, cafés and services. Whether used as a main home or a coastal base, Meddyg y Môr offers a well-balanced combination of space, setting and practicality in one of West Wales' most distinctive coastal locations.

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.

#### Hallway

7'7" x 30'7" max

#### Integral Garage

16'0" x 21'3"

#### Storage

3'6" x 6'5"

#### Bedroom 1

13'6" x 11'8" inc bay

#### Bedroom 2

11'3" x 10'1"

#### En-Suite

2'10" x 10'1"

#### Bedroom 3

11'3" x 9'0"

#### En-Suite

2'9" x 9'1"

#### Inner Hallway

3'10" x 5'7" max

#### Laundry Room

5'1" x 6'4"

#### Bathroom

15'1" x 5'4"

#### Open Plan Kitchen/Living Space

16'9" x 30'6" inc bay

#### Pantry

3'8" x 5'6"

#### Office/Bedroom 4

11'0" x 7'2"

#### WC

3'9" x 7'3"

#### Porch

3'0" x 8'5"

#### 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 & Double Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage. The septic tank is shared with two other properties and is sited on land on the opposite side of the road, with permission from National Trust.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains





**HEATING:** Oil boiler servicing the hot water and central heating & wood burning stove in living area

**BROADBAND:** Connected - TYPE - Superfast - up to 92 Mbps Download, up to 46 Mbps upload, Sky

**Broadband.** - 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 via EE, 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 there are no issues that they are aware of.

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

**RIGHTS & EASEMENTS:** The seller has advised that there are rights in place to maintain and empty the septic tank (shared with two other properties) which is sited on National Trust land opposite this property

**FLOOD RISK:** Rivers/Sea - Low / 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. This property is currently being used as a holiday let. The septic tank is shared with two other properties and is sited on land on the opposite side of the road, with permission from National Trust.

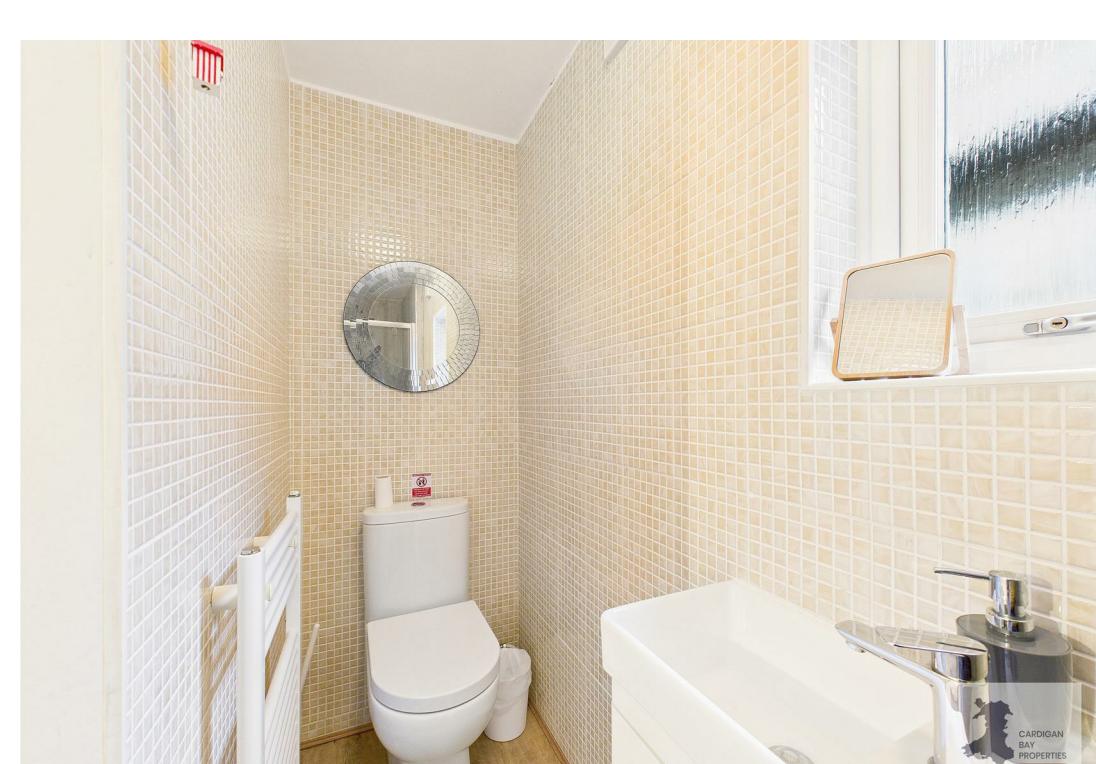
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**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.

HW/HW/01/26/OK













#### DIRECTIONS:

From Cardigan head north along the A487 until you reach the village of Plwmp. Turn left immediately before the shop and post office. At the next junction turn left and follow this road all the way into Llwyndafydd. At the junction turn right, then take the next left (almost immediately). Follow this road all the way down into the village of Cwmtfydu. You will find a public car park on the left (this is a pay as you use car park) and you will find the property on the right hand side a short walk from the car park, third from the end of the row of properties. What3words to the house:

///departure.dreaming.glosses





Approximate total area<sup>(1)</sup>

182.2 m<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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