



2 TYNFRON

Llanarth | SA47 0NN



**HOMES**  
— OF WALES —

2 TYNFRON

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Homes of Wales are delighted to present this modern 2-bedroom property located in the popular coastal village of Llanarth, near New Quay and Aberaeron. This home is ideal for first-time buyers or as a family residence. Features include private parking, double glazing throughout, and Economy 7 heating. It is within walking distance of all village amenities and is worthy of an early viewing.

Situated in the desirable village of Llanarth, this property is conveniently close to a bus stop and a short walk from a variety of village amenities, including a petrol station, shop, post office, primary school, garden centre, public house, and hotel. The picturesque coastal resort and seaside fishing village of New Quay is only 3 miles away, while the Georgian harbour town of Aberaeron, with its comprehensive range of schooling and shopping facilities, is just 4 miles away. Additionally, the property is within easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan, and Lampeter.



Video Tour: [https://youtu.be/6Me9ev\\_ExYU](https://youtu.be/6Me9ev_ExYU)



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		















# About Homes of Wales

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Homes of Wales, a proud member of the Nigel Salmon Group of Real Estate Agencies, including Fine and Country West Wales, is dedicated to offering the finest countryside, luxury, and unique properties in Ceredigion, Pembrokeshire, and throughout West Wales. Our coverage includes key locations such as Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay, and the surrounding villages and areas.

Our team at Homes of Wales brings extensive regional knowledge and exceptional service to both buyers and sellers. With a profound understanding of local markets, we provide accurate, up-to-date advice on trends and opportunities within the West Wales property market.

West Wales is renowned for its tranquil, rural, and unspoiled beauty, offering a peaceful escape with low crime rates, pristine beaches, and strong family values. We present a diverse range of properties, including country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Homes of Wales, we specialize in the luxury property market across Ceredigion. Our mission is to achieve the best results for our clients, whether they are buying or selling.

For sellers, we offer tailored strategies and free marketing advice to help you secure the best price for your home. Our Re-Launch Strategy is designed for properties that have been on or off the market for an extended period, ensuring maximum exposure and results, all handled with complete confidentiality. We are passionate about helping you find your dream home or achieve the highest value for your property. Contact us today to begin your journey with Homes of Wales. We look forward to hearing from you. For any inquiries, please reach out to our office at 01974 299055 or [hello@homesofwales.com](mailto:hello@homesofwales.com).

Follow us on our socials







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