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RICS



Since 1989

Character 5 bed dwelling with multi-generational/income potential. Close to Cardigan Bay and New Quay. West Wales.



Cobblers Cottage, Nanternis, New Quay, Ceredigion. SA45 9RP.

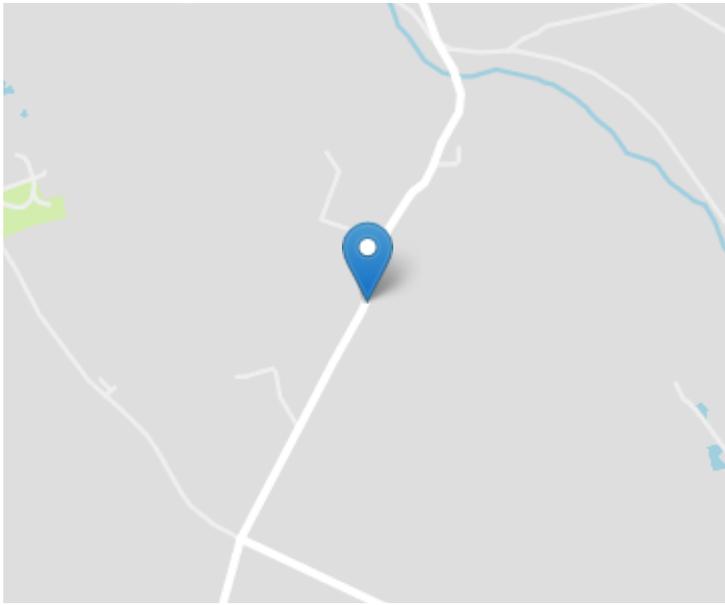
R/3784/RD

£465,000

**** Character 5 bed dwelling ** Potential for 1 bed annexe for multi-generational living/Airbnb opportunity ** Deceptively spacious accommodation ** Wonderful countryside aspect ** 5 minutes to Cardigan Bay coastline at Cwmttydu and New Quay ** Close to Llangrannog and Penbryn ** Sought after coastal hamlet ** Private rear garden and off-road parking ** Garage ****

A SUBSTANTIAL FAMILY HOME OF GREAT QUALITY AND BUILD STANDARD WITHIN A POPULAR COASTAL COMMUNITY **

The property is situated within the picturesque quiet hamlet of Nanternis. Some 2 miles from the secluded National Trust beach and coves of Cwmttydu and only 3 miles from the popular coastal resort and seaside fishing village of New Quay with its range of local cafes, bars, restaurants, mini supermarket, places of worship, doctors surgery, primary school, sandy beaches and access to the All Wales Coastal Path. Some 3 miles off the main A487 coast road providing ease of access to larger marketing and amenity centres of Cardigan and Aberystwyth. The Georgian harbour town of Aberaeron is some 15 minutes drive from the property with its comprehensive school, traditional high street offerings and popular harbourside.



GENERAL

An attractive property erected within the last 20 years oozing character and appeal throughout.

The property offers deceptively spacious accommodation with the potential to provide a separate annex ideal for multi-generational living or indeed as an Airbnb opportunity.

The property offers commodious accommodation including an excellent standing of living accommodation with exceptional sized bedrooms to the 1st floor along with feature play/games room with a wonderful outlook over the adjoining countryside.

Externally the property is sat within a large plot with ample off-road parking and wonderful manicured gardens and vegetable patch overlooking the adjoining countryside.



Entrance Hallway

10' 2" x 11' 1" (3.10m x 3.38m) accessed via composite door, travertine tiled flooring, stairs to 1st floor.



WC

WC, single wash hand basin, tiled flooring.

Utility Room

7' 8" x 6' 2" (2.34m x 1.88m) oak effect base and wall units, washing machine connection point, glass external door to side of property, quarry tiled flooring, wall mounted electric boiler with 200e thermal store cylinder.



Open Plan Kitchen and Dining Room

21' 1" x 18' 4" (6.43m x 5.59m) farmhouse style wall and base units, oak worktop, kitchen island with Silestone worktop, Leisure electric cooking range, fitted dishwasher, free standing fridge/freezer, 1½ stainless steel sink and drainer with mixer tap, rear window overlooking garden, walk-in larder cupboard, travertine tiled flooring, space for 6+ persons dining table, multiple sockets, feature oak beam to ceiling, spotlights to ceiling double glass doors to:



Conservatory

11' 6" x 11' 2" (3.51m x 3.40m) with windows to all sides overlooking garden and adjoining fields, double glass door to rear patio, oak effect flooring.



Lounge

11' 9" x 19' 4" (3.58m x 5.89m) large family living area, feature fireplace with log burner on slate hearth and oak mantle, wood effect flooring, lighting circuit for main lights, dual aspect windows to front and side, multiple sockets.





Snug

9' 4" x 18' 2" (2.84m x 5.54m) please note that this is the area that could potentially be used as an annex/Airbnb/multi-generational opportunity with external door to side, window to front forecourt, side kitchenette including electric oven and stainless steel sink and drainer, wood effect flooring, electric radiator, connecting door into:



Bedroom 1

10' 9" x 10' 6" (3.28m x 3.20m) double bedroom, window to front and side, multiple sockets.



En-Suite

6' 4" x 7' 7" (1.93m x 2.31m) panelled bath with shower over, single wash hand basin on vanity unit, WC, side window, tiled flooring.



FIRST FLOOR

Galleried Landing

with window to front enjoying countryside views and overlooking the front garden area, access to loft.



Front Bedroom 2



9' 9" x 12' 2" (2.97m x 3.71m) double bedroom, window to front with countryside views, multiple sockets, radiator, range of fitted cupboards.

Play/Games Room/Study/Potential Bedroom

20' 2" x 15' 3" (6.15m x 4.65m) with window to front, 2 x Velux rooflights over, 2 x radiator.



Bathroom

9' 4" x 6' 3" (2.84m x 1.91m) white bathroom suite including whirlpool bath, enclosed shower unit, single wash hand basin on vanity unit, WC, side window, heated towel rail.



Bedroom 3

9' 4" x 9' 3" (2.84m x 2.82m) double bedroom, fitted wardrobes, rear window, radiator, wood effect flooring, multiple sockets.



Bedroom 4

12' 3" x 14' 7" (3.73m x 4.45m) double bedroom, window to side with views over the garden and adjoining fields, radiator, multiple sockets.



EXTERNAL

To Front

The property is approached from the adjoining county road into a gravelled forecourt with ample space for 4+ vehicles to park and providing access to:



Bedroom 5

12' 2" x 9' 4" (3.71m x 2.84m) double bedroom, rear windows with views over the garden and adjoining farm land, multiple sockets, radiator.



Garage

9' 3" x 21' 3" (2.82m x 6.48m) of timber frame construction with shiplap timber cladding, concrete base, multiple sockets, storage loft over.

To the side of the front entrance are raised flower and vegetable beds and footpaths leading through to:



Rear Garden

which includes:

Aluminium Greenhouse

10' 0" x 8' 0" (3.05m x 2.44m) and side vegetable patch leading through to:



Rear Patio Area

also accessible from the conservatory with mature planting and shrubs to borders and steps leading down to:



Rear Lawned Garden Area

a which is fully orientated to maximise the outlook over the adjoining fields and being south facing with upper gravelled

area currently housing the trampoline but suitable for a range of different uses.



TENURE

The property is of Freehold Tenure.

Services

The property benefits from mains water, electricity and drainage. Electric wet central heating system. Underfloor heating throughout the ground floor and radiators on the first floor.

Council tax band F (Ceredigion County Council).

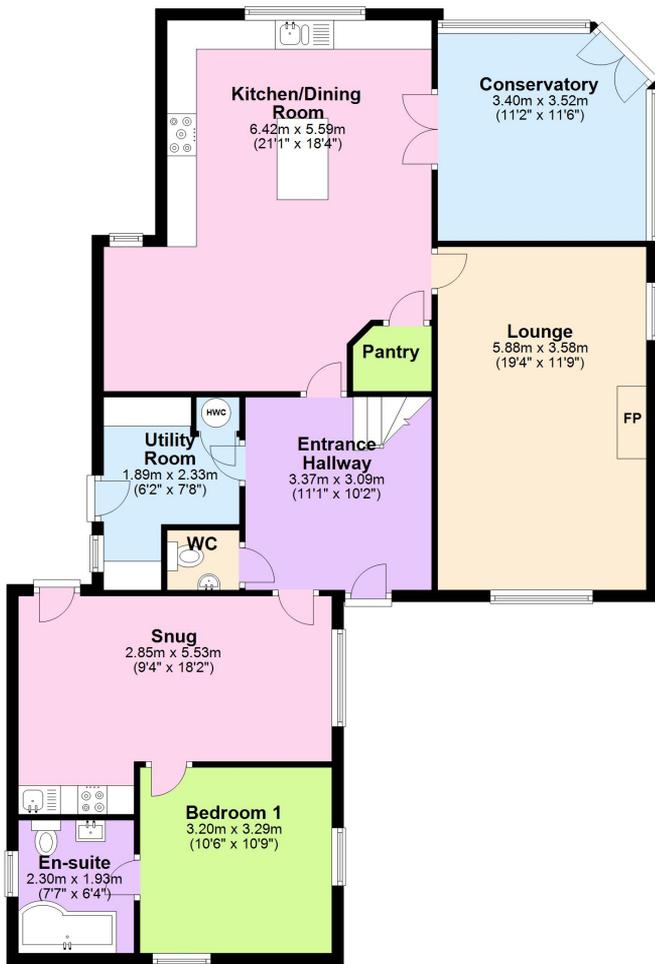
Directions

From Aberaeron proceed south west on the A487 coast road as far as the village of Synod Inn. Carry on straight through the village of Synod Inn remaining on the A487 coast road to the next coast roads (after approximately 1 mile) alongside a church and turn right towards Caerwedros. Following this road into the village of Caerwedros, carry straight on through the cross roads passing the village hall on your right hand side to the next cross roads and turn night towards Nanternis. Follow this road into the village of Nanternis and Cobblers Cottage is the 1st house on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 119.6 sq. metres (1286.8 sq. feet)



First Floor

Approx. 102.3 sq. metres (1101.5 sq. feet)



Total area: approx. 221.9 sq. metres (2388.3 sq. feet)

The Floor plans are for guidance only.
Plan produced using PlanUp.