

A most charming 3 bed Period Welsh stone cottage. Picturesque valley setting. Only 2 miles to the sea. Nanternis Near New Quay - West Wales.



Frondeg, Nanternis, New Quay, Ceredigion. SA45 9RW.

£375,000

Ref R/4151/ID

****A most charming 3 bed detached welsh cottage**Believed to date back to the 1870's**Off lying detached garage**Set in lovely cottage garden and grounds**Beautiful valley setting being on the edge of Nanternis, 2 miles from New Quay**Character sash glazing**Electric heating system**Only a 10 minute drive to New Quay****

The property comprises of Entrance Hall, Front Sitting Room, Kitchen/Dining Room, Utility, Downstairs w.c. First Floor - 3 Double Bedrooms and Bathroom with separate shower.

Located in the rural hamlet of Nanternis in a quiet valley setting only 2 miles from the picturesque secluded coves of Cwmtdu on the West Wales heritage coastline. Close to the All Wales coastal path etc and only some 2 miles from the popular resort and seaside fishing village of New Quay. The town of Aberaeron lies within some 10 miles distance and an easy reach of the larger Marketing & Amenities centres of Aberystwyth, Cardigan and Lampeter.



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GROUND FLOOR

Entrance Hall



14' 6" x 5' 7" (4.42m x 1.70m) via hardwood door with fan light above, stairs leading to first floor, exposed timber flooring, corner storage cupboard unit. Door into -

Character Front Lounge



20' 8" x 14' 3" (6.30m x 4.34m) a spacious lounge with exposed stone chimney breast with a wood burning stove on a raised slate hearth, 2 sash windows to front with lovely wooded valley views, TV plinth, exposed timber flooring, economy 7 heating, stable door into -

Kitchen/Dining Room



12' 0" x 16' 5" (3.66m x 5.00m) with a range of fitted base and wall cupboard units with formica working surfaces above, Cream oil fired Rayburn Royal for heating domestic hot water which also heats a radiator on the landing, Beko electric oven, 4 ring hob above, extractor hood above, stainless steel single drainer sink, Beko dishwasher, exposed ceiling beams, sash window to side, stable door to rear garden. Tiled splash back, red and black quarry tiled flooring. Door into -

Utility Room

9' 5" x 9' 3" (2.87m x 2.82m) with fitted cupboard units, 2 windows to side, stainless steel drainer sink, plumbing for automatic washing machine, space for fridge.



Downstairs w.c.

With low level flush w.c.

FIRST FLOOR

Landing

17' 4" x 3' 3" (5.28m x 0.99m)

Front Double Bedroom 1



14' 1" x 10' 6" (4.29m x 3.20m) with 2 sash windows to front, economy 7 heater. Built in cupboard unit.

Front Double Bedroom 2



14' 0" x 11' 5" (4.27m x 3.48m) with sash window to front, economy 7 heater, airing cupboard housing the hot water tank.

Rear Bedroom 3





13' 2" x 12' 1" (4.01m x 3.68m) with sash window to side, storage heater, fitted cupboard units.

Bathroom



6' 9" x 12' 6" (2.06m x 3.81m) with a 4 piece Cream suite comprising of a panelled bath with hot and cold taps, enclosed shower with Bristan electric shower above, low level flush w.c. vanity unit with inset wash hand basin, stainless steel heated towel rail, Dimplex heater, 2 velux windows.

EXTERNALLY

Garden and Grounds.

A particular feature of this property is its excellently presented cottage garden and grounds.

To the Front





An enclosed forecourt with slabs leading to paved patio area. Beyond this is a side lawn area with many mature plantings and stone steps lead up to -

Rear Garden

Which has a range of mature trees, hedgerows, shrubs and flower beds being attractive to wildlife.

There is also 2 stone built Store Sheds.





Off Lying Garage/Worskshop



20' 0" x 14' 0" (6.10m x 4.27m) of timber construction with zinc sheets and steel double doors.

Services

We are advised that the property benefits from Mains Water and Electricity. Private Drainage via septic tank. Economy 7 heating.



Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay road. Follow this road through the village of Cross Inn to the village of Maenygroes. Drive down through Maenygroes towards New Quay until you reach a crossroads. Turn left at crossroads sign posted Llangrannog and follow this road for some 1.5 miles until you enter the village of Nanternis. As you drive down the hill into Nanternis, Frondeg is the fourth detached property on your left hand side and the parking is to the front.

For further information or to arrange a viewing on this property please contact :

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