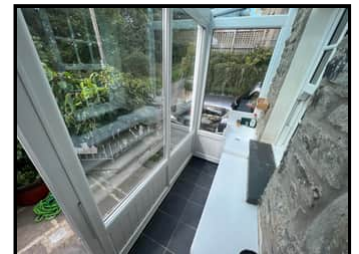


*Charming and Characterful 2 Bed Period Welsh Cottage. Picturesque Valley Settings. 2 Miles Sea at Nanternis Near New Quay.*



**Baglan Nanternis, New Quay, Ceredigion. SA45 9RW.**

**£265,000**

**Ref R/3815/ID**

**\*\*A charming traditional 2 Bed Stone Cottage\*\*** Located in a picturesque valley in the village of Nanternis, near New Quay **\*\*Wealth of character features throughout\*\*** Believed to date back to 1875 **\*\*Only a 10 minute walk to the sea\*\*** UPVC Double Glazed Sash Windows **\*\*Recently installed oil fired central heating\*\*** Lovely Cottage Garden **\*\*Private Parking space for 1 car\*\*** Only a 10 minutes drive to New Quay **\*\***

The property comprises of a Character Front Porch, Ent Hall, Sitting Room, Dining Room, Kitchen, Sun Lounge/Conservatory, Bathroom, 2 Bedrooms and Store Room.

Located within the pleasant rural hamlet of Nanternis in a quiet valley setting only some 2 Miles from the picturesque secluded coves of Cwmtedu on the West Wales Heritage coastline, close to lovely rural walks, coastal path etc and only some 2.5 Miles from the popular coastal resort and seaside fishing village of New Quay. The Georgian Harbour town of Aberaeron lies within some 10 Miles distance and an easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter. OS Grid Ref 374/570.



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## GROUND FLOOR

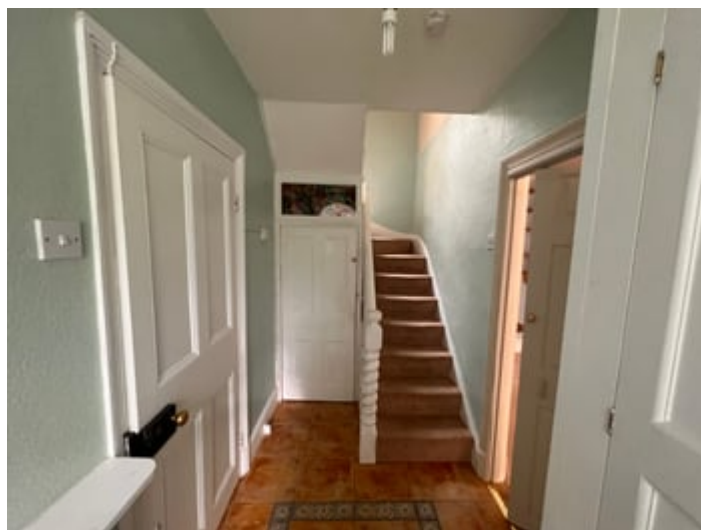
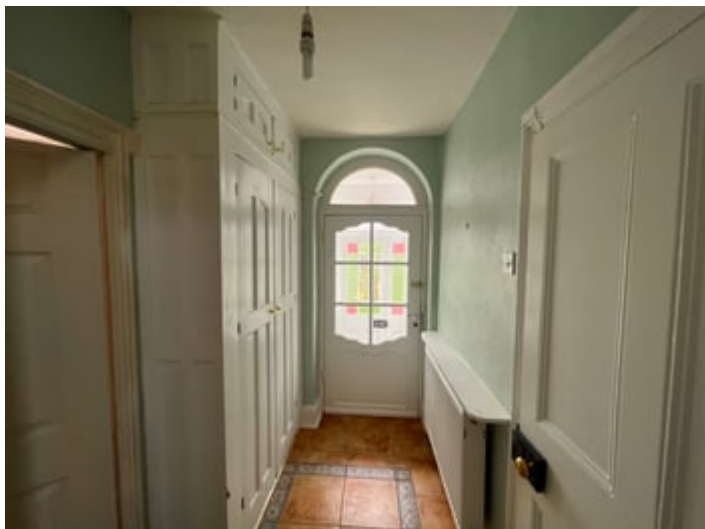
### Original Character Front Porch

with stained glass insets. Slate slab flooring. Solid panel entrance door with circular fan light over leads to -



### Entrance Hall

14' 5" x 5' 3" (4.39m x 1.60m) with tiled flooring, central heating radiator. Stairs to First Floor. Built in cupboard. Door into -



### Cloak Room

With low level flush under stairs w.c. corner sink unit, extractor fan.

### Sitting Room



14' 1" x 8' 0" (4.29m x 2.44m) a comfortable cosy room with Victorian cast iron fireplace with tiled hearth, covings to ceiling, double glazed sash window to front, 2 central heating radiators.

### Dining Room

14' 0" x 10' 3" (4.27m x 3.12m) with double glazed sash window to front, central heating radiator, coving to ceiling, built in alcove cupboards.



### Kitchen

11' 0" x 8' 10" (3.35m x 2.69m) with a fitted range of Cream fronted units. Comprising of base cupboard units, formica working surfaces above, matching fitted wall cupboards, some with glazed doors, concealed lighting and ceiling down lighters, stainless steel 1½ bowl single drainer sink unit with mixer taps, 4 ring electric hob, appliance space with plumbing for automatic washing machine and dishwasher, part tiled walls, extractor fan, exposed ceiling beams, a 'Logic' electric oven, central heating radiator. Tiled floor. Stable type exterior door into -



## Modern Front Porch



9' 5" x 2' 9" (2.87m x 0.84m) erected in 2022 comprising of glazed units with glazed roof, tiled flooring, wash hand basin, half glazed exterior door.

## FIRST FLOOR

### Half Landing

Approached via staircase with a glazed door leading out to a -

### Sun Lounge/Conservatory

16' 0" x 6' 1" (4.88m x 1.85m) at mezzanine floor level. Being double glazed with laminate flooring, central heating radiator, vertical blinds. Glazed exterior door.

Beyond this is a -



### Lean to Loft Room

11' 3" x 8' 8" (3.43m x 2.64m) with sloping ceilings and plumbing for automatic washing machine.

### Front Landing

With access hatch to Loft.



### Bathroom

6' 1" x 7' 5" (1.85m x 2.26m) With a White suite comprising of a panelled bath with shower over, low level flush toilet, pedestal wash hand basin, ceiling down lighters, central heating radiator, heated towel rail. Built in cupboard. Extractor fan and part tiled walls.



### Front Bedroom 1

14' 1" x 11' 2" (4.29m x 3.40m) with central heating radiator, sash windows to front.



### Bedroom 2

14' 0" x 8' 2" (4.27m x 2.49m) with a Victorian style cast iron fireplace, central heating radiator, double glazed sash window to front, built in wardrobe unit.



**EXTERNALLY**

### To the Front.



The property stands elevated from the road with an attractive walled / railed frontage with paved forecourt and sitting out area with shrubs and flower borders.

### To the Side

A private pull in parking space. Cedarwood Log Store.

### Lean to Loft Room

11' 3" x 8' 8" (3.43m x 2.64m) Adjacent to house on First Floor level with sloping ceiling and deep freeze point.

### At the Rear

The gardens have been landscaped to provides three tiers of attractive grounds providing grassed areas, an abundance of shrubs and flower borders, rockery, heather garden and at the far end a productive vegetable patch with Aluminium Greenhouse.

2 Cedarwood Garden Sheds and an elevated patio / sitting out area. Retractable washing line. Oil Storage tank. Outside water tap.





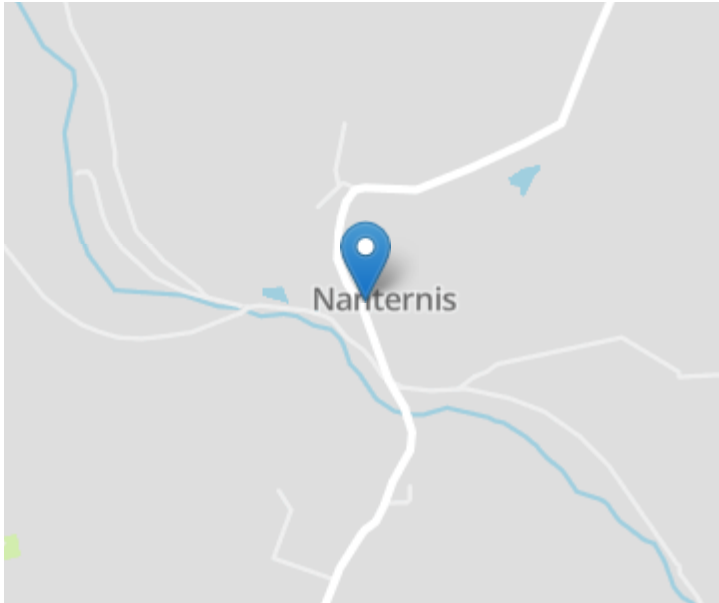
## **TENURE**

The property is of Freehold Tenure.

## **Services**

We are advised the property benefits from Mains Water, Electricity, Drainage. Recently installed (2019) oil fired central heating boiler.

Council Tax Band D.



### 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 sign posted Llangrannog and follow this road for some 1.5 Miles until you enter the village of Nanternis. As you drive down hill into the village of Nanternis Baglan is the second detached house you will see on the left hand side.

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

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