

*A Terrace of 3 Delightful and Original Period cottages -a rarity and a purist's dream ! set in their own grounds with parking. 2 miles inland from the sea at the picturesque secluded coves of*



**Pengraig Villa Nanternis, New Quay, Ceredigion. SA45 9RP.**

**£185,000**

**Ref R/3045/DD - GUIDE PRICE**

**\*\* TO BE SOLD BY ON-LINE AUCTION \*\* AUCTION GUIDE PRICE £185,000 \*\* This Auction will be held by our Joint Auctioneers, Auction House Wales, [www.auctionhouse.co.uk/southwales](http://www.auctionhouse.co.uk/southwales) \*\* Bidding will open at 12:00 noon on Monday 09 September and bidding will close at 12:00 noon on Wednesday 11 September 2024 \*\***

**\*\*A rare survivor and possibly a one off opportunity ! \*\*A Terrace of three Grade II Listed Period Cottages\*\*Wealth of Character and Original Features\*\*Dating back to the 1800's\*\*Deserving of a sympathetic renovation programme\*\*Generous Grounds with parking\*\*Attractive Village Setting\*\*Including approx 0.5 acres of ancient woodland with direct access to the river Soden\*\***

Latterly the cottages were occupied as one main residence although originally believed to have been one 2 bed cottage and two 1 bed cottages. Detailed architect drawings for the renovation work has been prepared and approved. (Copies available from the Agents office).



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## COTTAGE NO. 1

### Entrance Hall

with original slate slab flooring, exposed beams, under stairs cupboards



### Dining Room

13' 11" x 10' 8" (4.24m x 3.25m) with a stainless steel single drainer sink, an old Chattenette type solid fuel range with bread oven, exposed ceiling beams, built in cupboard (Door inter connecting Second Cottage).

### Sitting Room

14' 0" x 9' 1" (4.27m x 2.77m) with exposed timber floor a period cast iron fireplace, exposed ceiling beams.







## FIRST FLOOR

### Half Landing

with exposed beams and door to rear garden

### Front Bedroom 1

14' 1" x 10' 8" (4.29m x 3.25m) with exposed timber floors, pedestal wash hand basin



### Bedroom 2

14' 1" x 8' 10" (4.29m x 2.69m) with exposed timber floors,

fireplace.



### Shower Room

8' 0" x 5' 11" (2.44m x 1.80m) with a shower cubicle, wash hand basin and toilet, exposed timber floors and beams



## COTTAGE NO. 2

### Entrance Hall

with original slate slab flooring, exposed beams, understairs storage cupboard.

### Sitting Room

14' 4" x 12' 8" (4.37m x 3.86m) with period open fireplace, exposed ceiling beams, electric night storage heater



### FIRST FLOOR

#### Central Landing

#### Bathroom

with a White suite providing bath, wash hand basin and toilet.  
Half tiled walls



### Double Bedroom (1 or 3)

14' 5" x 11' 8" (4.39m x 3.56m) with a built in airing cupboard



### COTTAGE NO. 3

#### .One Ground Floor Room

15' 9" x 13' 8" (4.80m x 4.17m) Some renovation works have commenced in that a new slated roof has been constructed and the first floor joists removed so therefore currently one room with quarry tiled floor and fireplace.







## EXTERNALLY



### Former Lean To Shed

Which did incorporate a garage but this has been partly removed although original stone walls remain.

At the lower end of the cottage is a Former Lean to WC and a corrugated iron and timber Sheds. Garden area with Greenhouse.

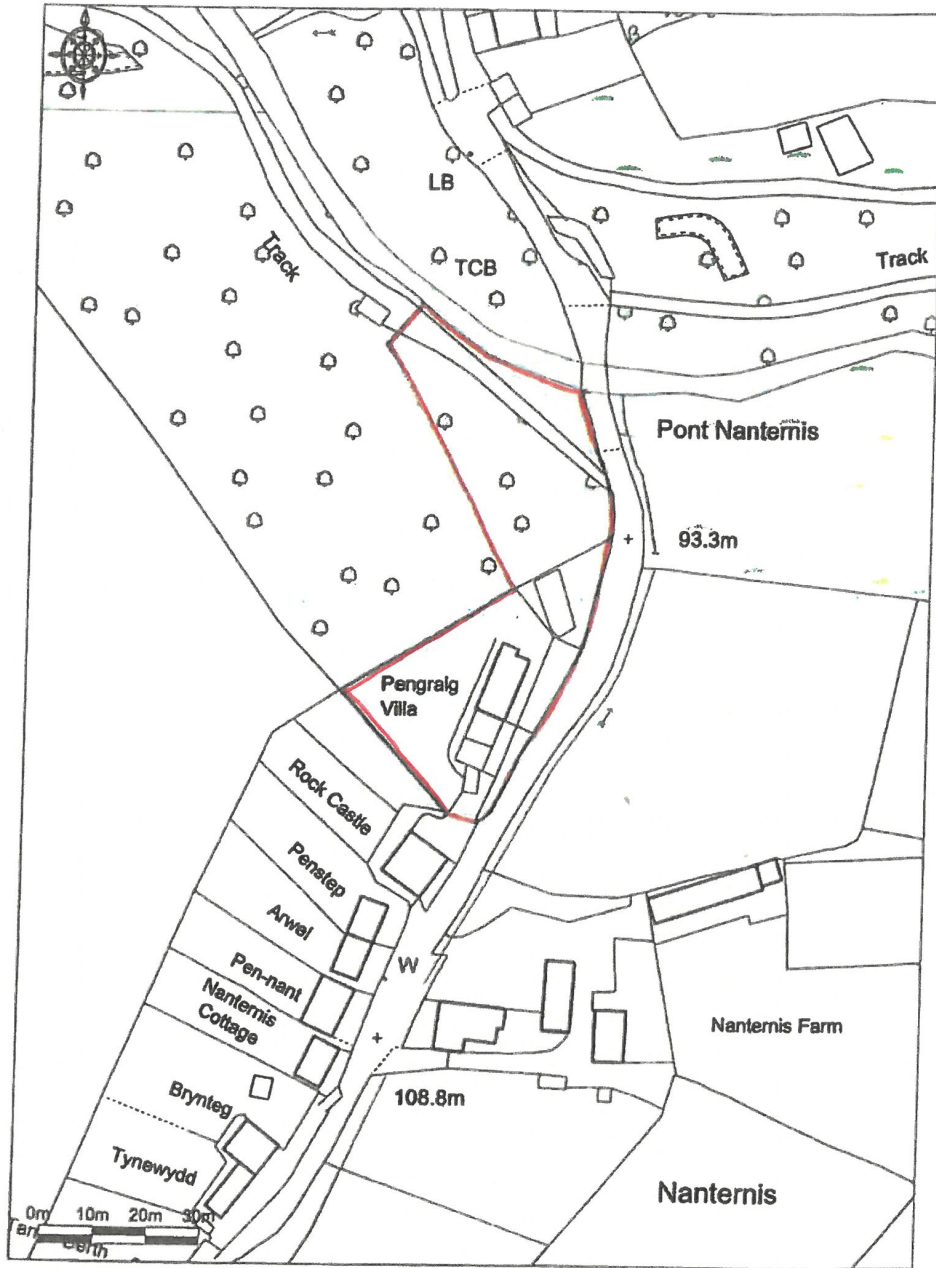
An area of sloping ground and amenity land leading down to the lower level where there is vehicle access for parking. There is room for creating further parking space.



### Services

Mains Electricity, Water and Drainage. Services not tested.

Pengraig Villa, Nanternis, Llandysul

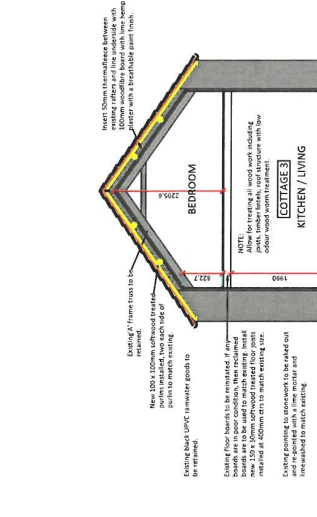
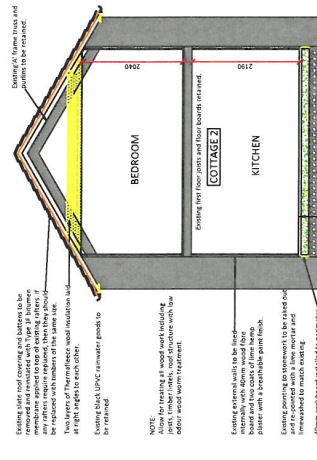
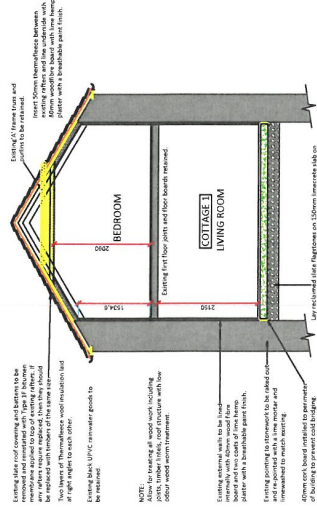
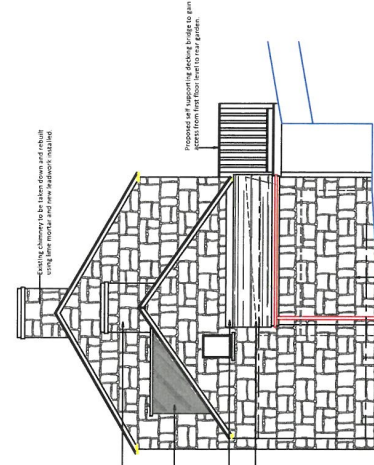
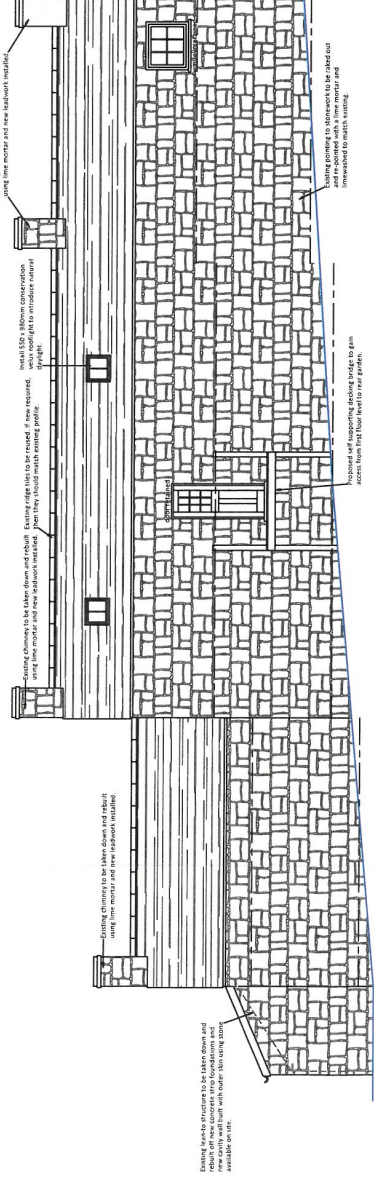
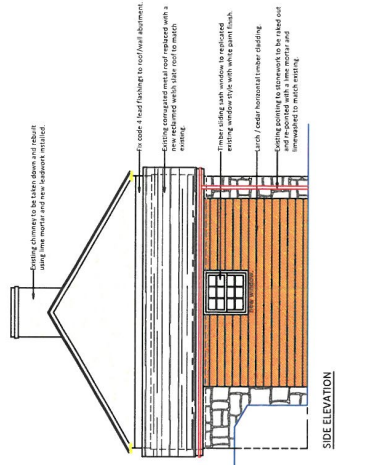
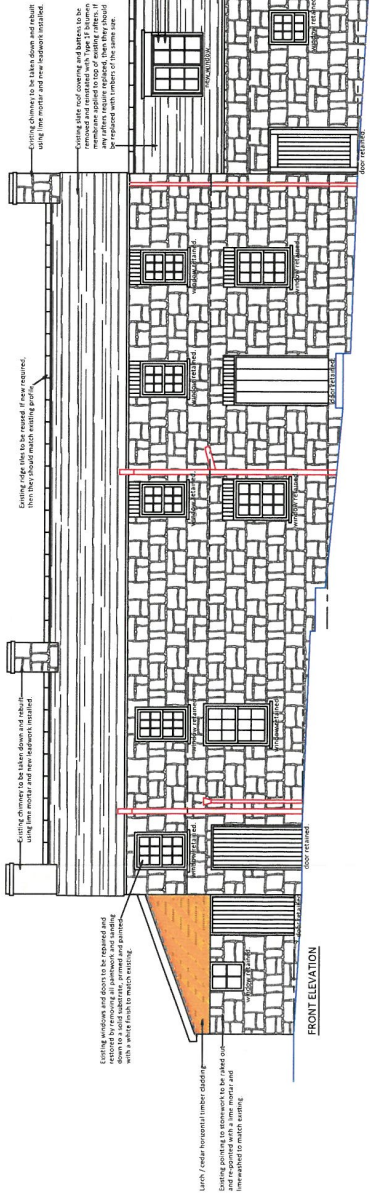


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**MF ARCHITECTURAL SERVICES**

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**Project Title:** Proposed renovation works at Pencraig Villa, Abertyswyth, New Quay, Ceredigion, SA45 9BP.

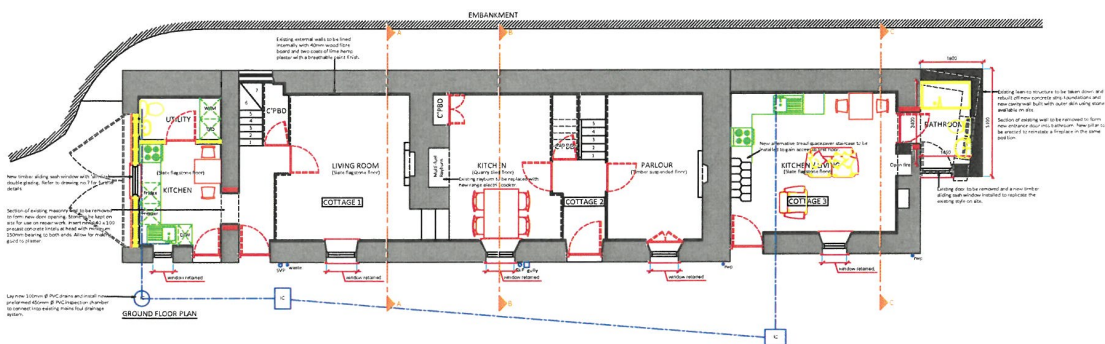
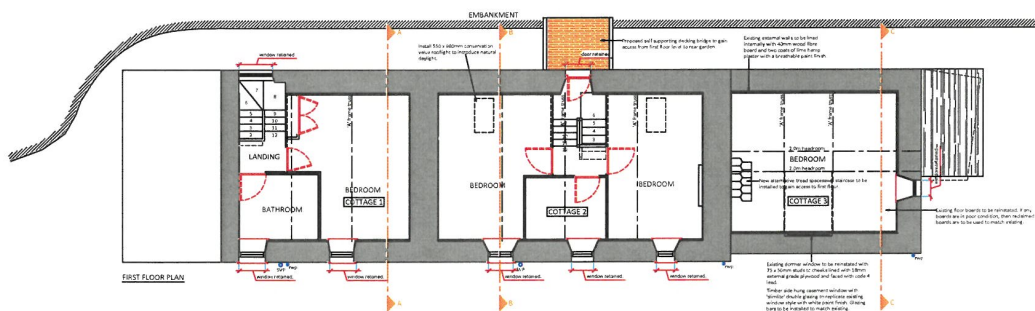
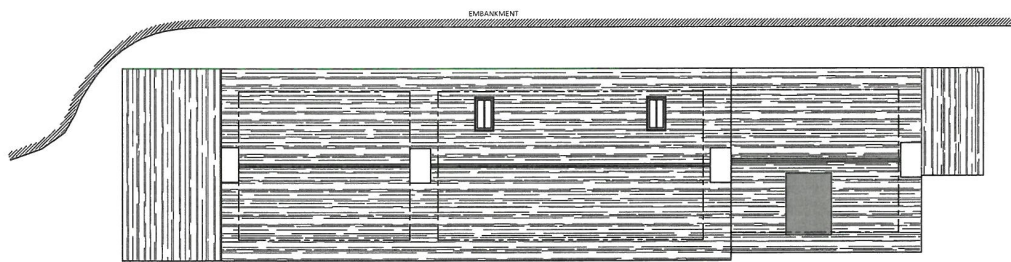
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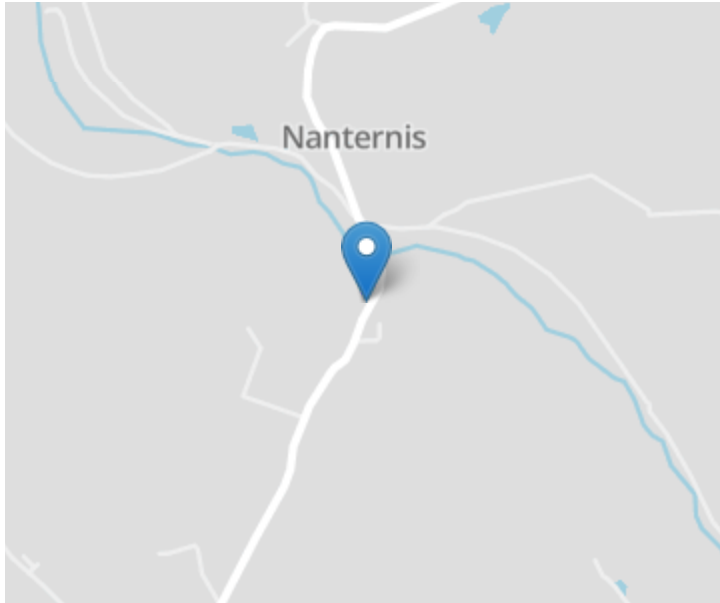
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Drawing No: 4



Uxley Limited, Uxley Road, Abingdon, Oxford, OX1 2ED 01235 272383 & 01235 210811 manager@uxley.com   general@uxley.com   info@uxley.com			
Project Title: Proposed renovation works at Peering Vale, Northwick, Newbury, Berkshire, RG45 9PP.			
Drawing Title: Proposed Ground Floor Plan, First Floor Plan & Roof Plan.			
Scale:	Drawn by:	Date:	Drawing No:
1:500/1:1	GA	02/01/21	1





### Directions

From Aberaeron proceed south-west on the A487 coast road as far as the village of Synod Inn. Carry straight on through the village of Synod Inn, remaining on the main A487 coast road to the next crossroads alongside a Church and turn right towards Caerwedros. Follow this road in the village of Caerwedros, carry straight on through the crossroads, passing the Village Hall on the right hand side to the next crossroads and turn right towards Nanternis. Follow this road into the village of Nanternis and drive down through the village and this will be seen as the last cottages on the left hand side before reaching the river bridge. Identified by the Agents For Sale board. NOTE - Drive past the cottages until you see a pull-in parking space on the left hand side just before crossing river bridge.

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

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