

A Terrace of 3 Delightful and Original Period cottages -a rarity and a purist's dream ! set in their own grounds with parking. Nanternis - 3 Miles New Quay - West Wales.



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

£185,000

Ref R/3045/DD - GUIDE PRICE

****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).

Located within the picturesque quiet rural village of Nanternis, close to the Cardigan Bay Heritage coastline. Some 2 miles from the secluded National Trust beach and coves of Cwmytydu and only some 3 miles from the popular coastal resort and seaside fishing village of New Quay. Some 3 miles off the main A487 coast road providing ease of access to the larger marketing and



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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.

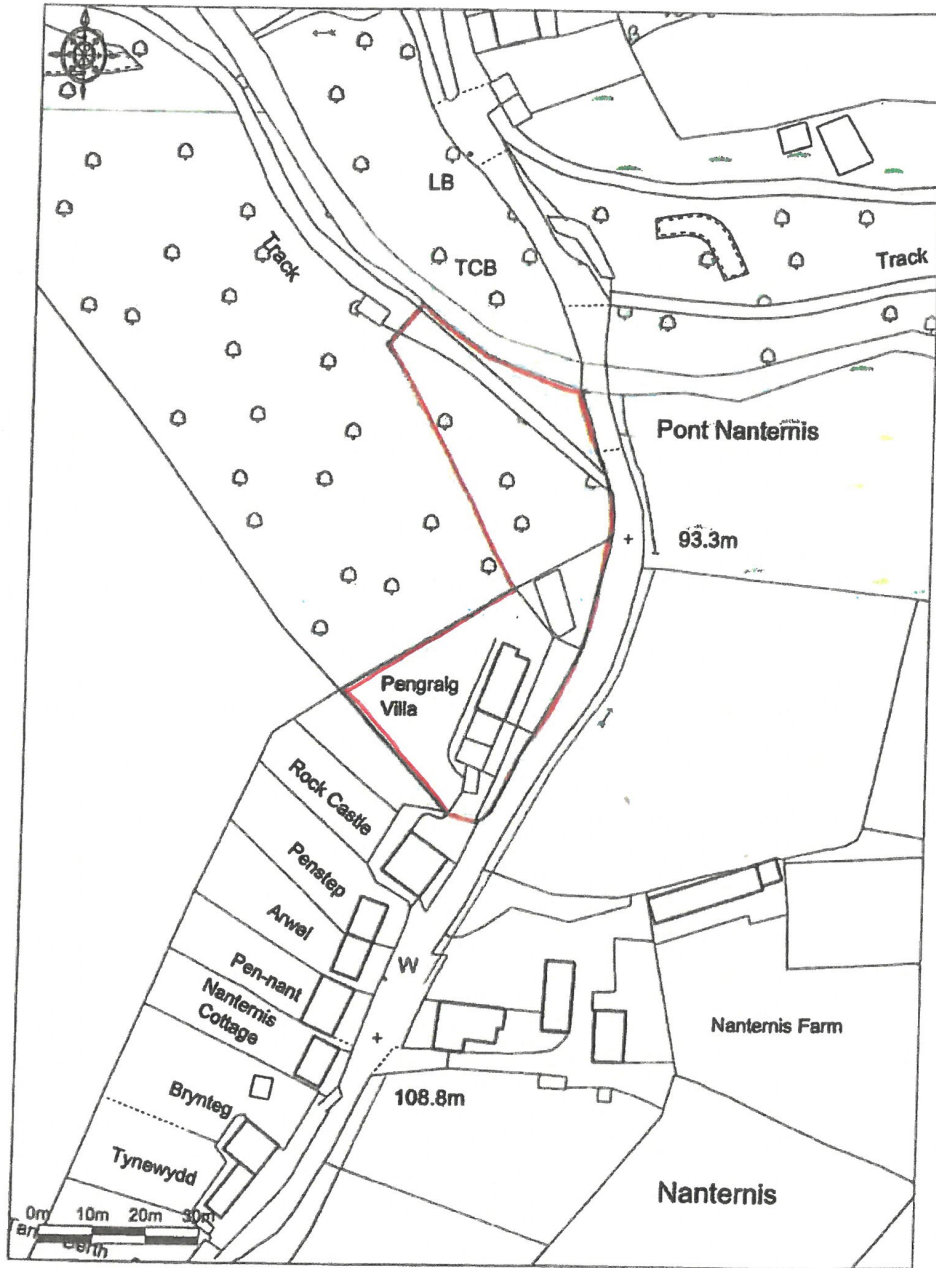
An area of sloping ground and amenity land leading down to the lower level where there is vehicle access for parking. There is room for creating further parking space.



Services

Mains Electricity, Water and Drainage. Services not tested.

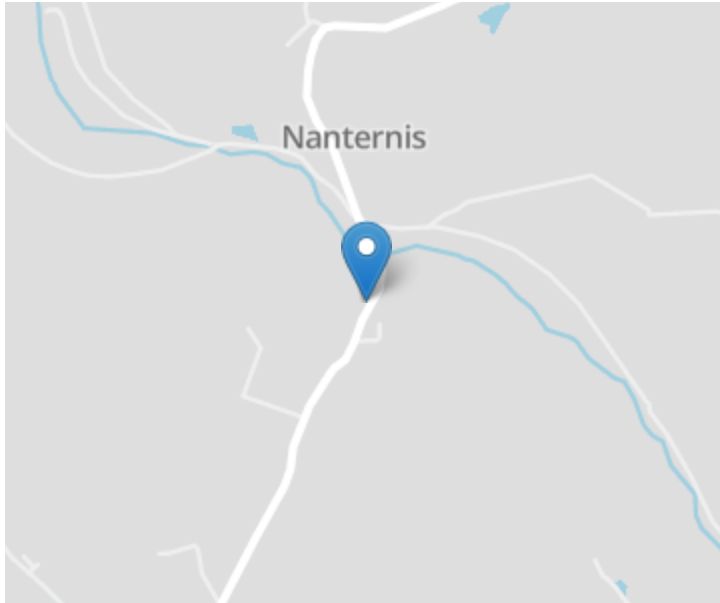
Pengraig Villa, Nanternis, Llandysul



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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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