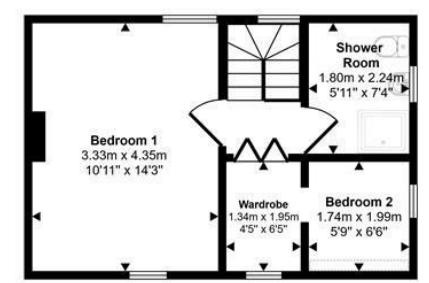
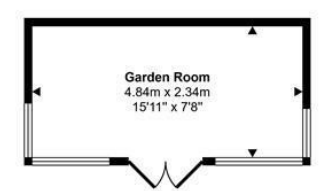


Ground Floor  
Approx 29 sq m / 315 sq ft



First Floor  
Approx 29 sq m / 317 sq ft



Garden Room  
Approx 11 sq m / 122 sq ft

Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C' Ceredigion

ref: LW/AMS/06/25/OK

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

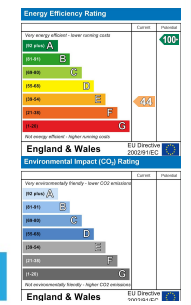


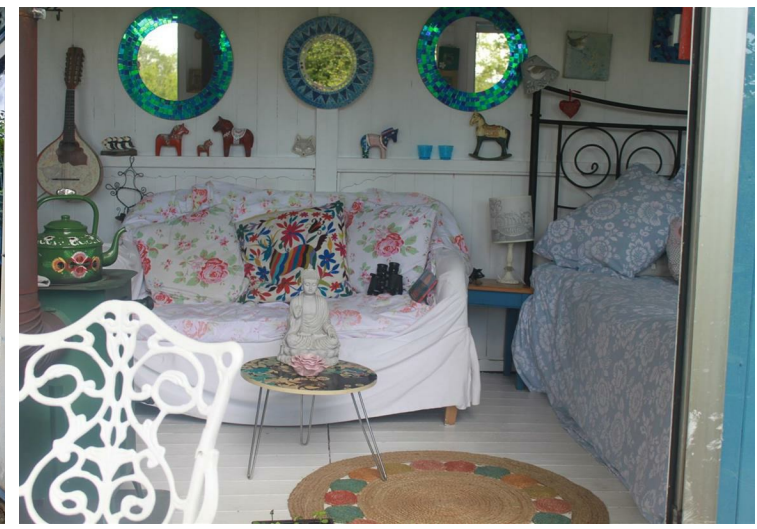
### Ty Coed Nanternis, New Quay, Ceredigion, SA45 9RP

- Semi-Detached Cottage
- Two Bedrooms
- Countryside Views
- Summer House
- Electric Heating System
- Full of Character and Charm
- Coastal Location
- Gardens Front & Rear
- Living Room With Log Burner
- EPC Rating: E

Price £229,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





We are delighted to be presenting this pretty cottage set in the picturesque hamlet of Nanternis. Ty Coed is situated only a short walk to a network of beautiful footpaths, passing through National Trust woodland, waterfalls & meadows of wildflowers. This leads to the secluded, beaches of Cwm-Sillio & Castell Bach and directly onto the coastal path & to the cliff's & seal beach at Cwmydu & onto numerous other stunning local beaches.

Nanternis is ideally situated, approximately two & a half miles from the quaint, bustling, pretty, pastel painted tourist town of New Quay, whose harbour has recently become an international destination for dolphin and wild-life watching. This two bedroom cottage is full of character and charm, also benefitting from a beautiful rear garden and a timber Summer House.

The accommodation features a well-appointed kitchen with a range of fitted base and wall units, complemented by work surfaces and an inset Belfast sink. Additional highlights include plumbing for a washing machine, exposed ceiling beams, and a useful under-stair cupboard. The characterful living room showcases exposed beams and is centered around a Morso Squirrel multi-fuel stove, adding both charm and warmth.

On the first floor, a landing with dual-aspect windows leads to two bedrooms. The master bedroom features an arched doorway with inset stained glass panels, exposed beams, and a Velux skylight that fills the room with natural light. The second bedroom also boasts a distinctive arched doorway, along with exposed timber flooring and ceiling beams, adding to the property's charm and character.



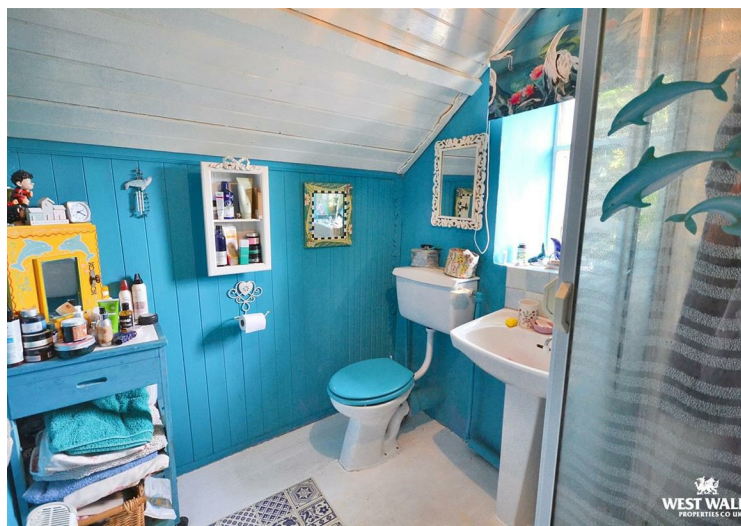
A concertina doorway allows the room to be extended, incorporating additional hall space if desired. The property also benefits from a shower room, complete with a shower cubicle, hand basin, and WC.

Ty Coed is in an elevated location and accessed via a short shared footpath, with neighbouring property Arwel, to a private gated entrance. The home enjoys both front and rear gardens. The front garden is arranged over two tiers, featuring well-stocked flower and shrub beds along with a charming seating area. To the side, there is a practical wood store, while steps lead up to a well-established, gently sloping three-tier rear garden.

The garden is a true haven, featuring a wildlife pond, multiple seating areas, a herb bed, vegetable patch, and a lawn surrounded by an abundance of mature shrubs, trees, and colourful flower beds.

At the far end of the rear garden, in an elevated position, stands an attractive timber-built summer house with a power supply. Enjoying far-reaching views over the countryside and garden, it offers versatile use as overflow accommodation, a home office, or a creative studio space.

Schedule a viewing today to fully appreciate the charm and character of this delightful cottage!



#### DIRECTIONS

From Cardigan head North on the A478 for approx. 14 miles, go through the village of Plwmp and turn left sign posted Caerwedros. Continue along this road for approx. 2.2 miles until you reach a junction, you will see a green building on your left. Turn right at the junction, continue along the road for approx 0.4 miles and the property will be found in an elevated position on your left hand side. What three words - ///signal.strictest.bouncing

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.