



**Ty Coed Cottage , Nanternis
New Quay Ceredigion SA45 9RP
Guide price £239,950**



A characterful 2 bedrommed semi detached cottage in a superb location, a walk through a stunning National Trust woodland to secrete coves. A real hidden gem.

We are delighted to be presenting this very pretty cottage set in the peaceful & picturesque hamlet of Nanternis. Ty Coed is situated in an area designated one of 'Outstanding Natural Beauty' & only a short walk to arguably one of the most beautiful footpaths in Wales, passing through National Trust woodland, magical waterfalls & meadows of wildflowers , leading to the secluded, beaches of Cwm-Sillio & Castell Bach and directly onto the coastal path & to the beautiful cliff's & seal beach at Cwmydu & onto numerous other stunning local beaches.

Nanternis is ideally situated, being just 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. 8 miles further along the coast we find the larger Georgian town of Aberaeron, with its , lovely cafes, library , stylish shops, restaurants & charming harbour & a further30 minutes drive along the coast road takes us to the vibrant University town of Aberystwyth, with its innovative Arts Centre, cinema, theatre, National Library and cafe & restaurants.

This sunny, south facing, delightful, surprisingly spacious, 2 bedroom cottage is full of charm and character & has the benefit of a large, private & beautiful garden. Ty Coed is a unique find & a perfect country cottage home or peaceful holiday retreat.

Council Tax Band

Band C.

Services

Mains electricity, water & drainage.

Tenure

Freehold.

Viewing

Strictly by appointment with the Sole Selling Agent - Aled Ellis, 16 Terrace Road, Aberystwyth SY23 1NP

The property is reached by a foot-path shared with one other property and leads to a private, gated entrance , offering both privacy and security.

The property comprises of the following accommodation :-

Front Entrance Door

Into

Kitchen/ Dining Room

14'3 x 13'11 (4.34m x 4.24m)



Comprising a fitted range of base & wall cupboard units with work surfaces and an inset Belfast sink with a hardwood drainer, plumbing for automatic washing machine, exposed beams and a large under- stair's cupboard. Stairs to first floor accommodation.



Sitting-Room

14'3 x 12'4 (4.34m x 3.76m)



With exposed ceiling beams and housing a very efficient Morso Squirrel multi-fuel stove.

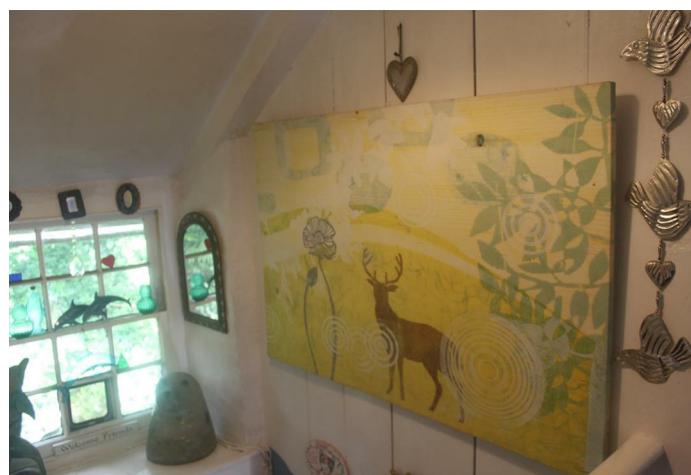
There is a newly installed (2019) night storage central heating system in the cottage, which is both economical to run and environmentally friendly & keeps the entire cottage wonderfully warm & cosy.



First Floor Accommodation

Landing

With duel-aspect windows.

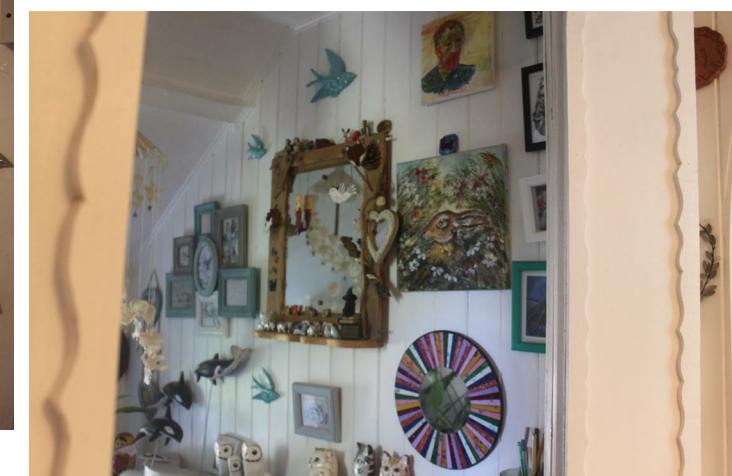


Bedroom 1

6'7 x 10'5 (2.01m x 3.18m)



An L shaped room with arched door-way. With exposed timber floor and beams & unusual concertina door-way allowing us to enlarge, re-configure & incorporate hall space.



Master Bedroom

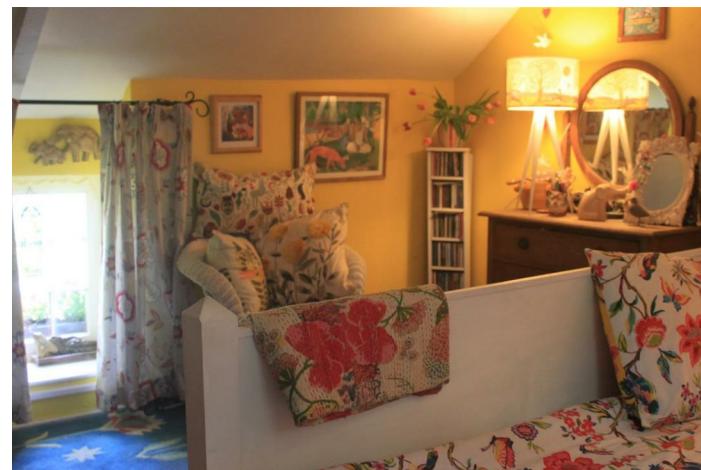
14'3 x 11'1 (4.34m x 3.38m)



Shower Room



With arched , wooden door with inset stained glass panels, exposed original timber floor, beams , inset window with deep sill and a Velux skylight window.



Comprising a shower cubicle, hand basin and WC .With room for a bath.

Externally

Ty Coed is reached by a shared short foot-path with the neighbouring property. It enjoys both front and back gardens. The front is two tiered, flower and shrub beds & a sitting out area.

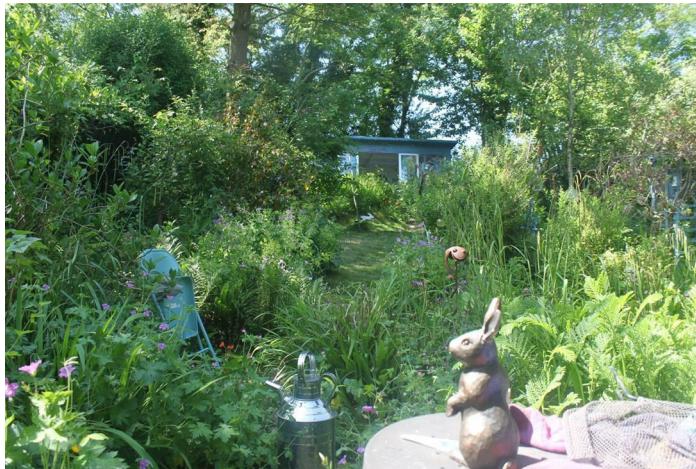
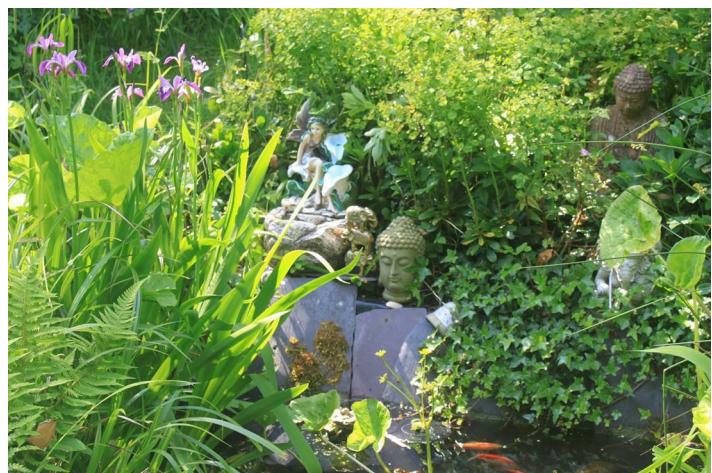
To the side of the property there is a useful wood store , leading to steps up to an established 3 tier gently sloping rear garden.

Please note



There are steps leading up to the rear garden.

Here we find an established wildlife pond with sitting-out areas, a herb bed, vegetable patch and large grassed area with an abundance of shrubs, flower borders and large ornamental trees.



Summer House/ Garden Room

15'10 x 7'10 (4.83m x 2.39m)

At the far end of the rear garden in an elevated location, is located a large & attractive Summer House of timber construction , with a log burner, electricity connected & inter-net access.

The front & sides being glazed and standing in a sunny location enjoying stunning views over open countryside. This can be used as over-flow accommodation/ home office or studio space.





Directions



The property is located 2.4 miles from New Quay. Driving out the village of New Quay continue along the A486 to the crossroads at Maenygroe, turn right signposted toward Llangrannog, follow the road along to the Nanternis village sign & continue down the hill , until you see some cottages on your left , pass these & you will then see a phone box, pass this and over the stone bridge , follow the hill up a little until you see 1 house for sale sign. Ty Coed is the next cottage along with the badger house sign.

Once you have spotted the badger sign, Ty Coed is immediately above, raised up on a bank, follow the road a few yards where you will see a parking for Ty Coed sign on the wall, park here & the footpath to Ty Coed is located next to a tall, blue house, follow this along until you reach Ty Coed's red gate.

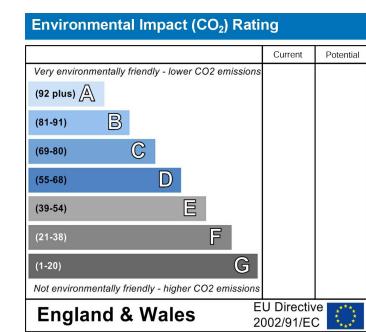
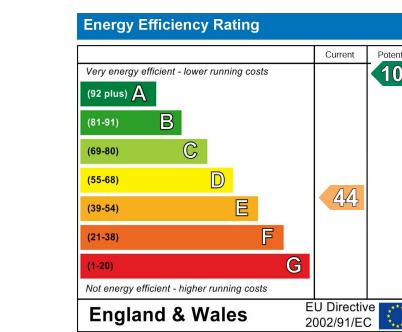
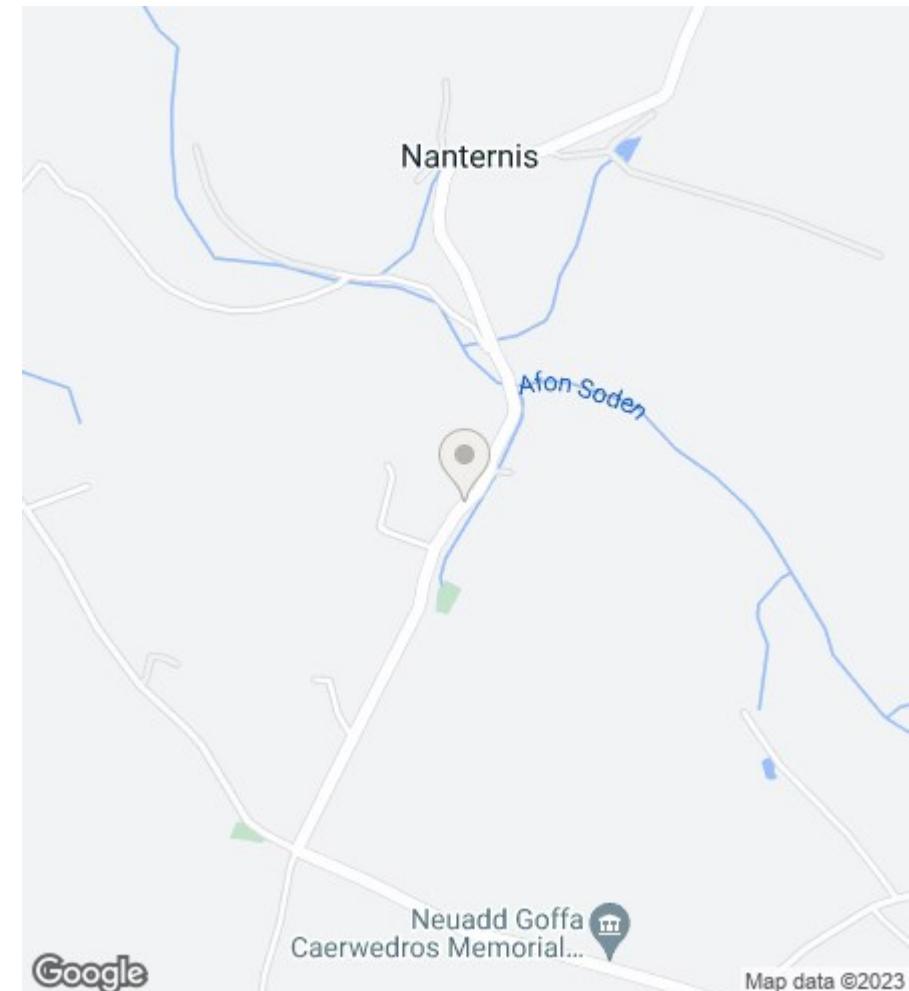


The near-by coastline & Beaches

Once you have spotted the badger house sign follow the hill up a short distance to a chapel on your left , where you can turn your car around and go back down the hill, pulling your car in close to the wall. The footpath to Ty Coe is immediately behind where you park, & next to the tall blue house, follow this along until you reach the red gate







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