MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

LOCATION LOCATION LOCATION ! Delightful coastal cottage, a stones throw away from the sea. Aberarth - Near Aberaeron - West Wales.









Manteg, Aberarth, Aberaeron, Ceredigion. SA46 0LW.

£325,000 Not Specified

REF R/5306/ID

Delightful Grade II coastal cottage Located a stone's throw away from the sea**Outstanding sea views over Cardigan Bay**Standing proudly over the Arth river**In the heart of the popular coastal village of Aberarth only 1 mile from the Aberaeron**Charm and character throughout**Currently run as a successful holiday let**Ample private parking**Attractive gardens and grounds**Path leading straight to the beach**No onward chain**

A TRUE COASTAL GEM !

The property is located at the end of a private drive being only a few hundred yards away from the sea, within the coastal village of Aberarth being only 1 mile north of the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities, range of bars, public houses and well renowned restaurants, local retailers and community health centre. Also an easy reach of the larger Marketing and Amenity towns of Aberystwyth, Cardigan and Lampeter.

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GENERAL

Dreaming of coastal living ? Look no further !

Manteg offers an unequalled location, being only a stone's through away from the sea at Aberarth.

Currently offering attractive 2 bedroomed accommodation, full of character and charm which includes exposed beams, log burner, exposed stone walls and sash windows.

The property is currently run as a successful holiday let, therefore furnishings, kitchen and utensils etc are available (subject to negotiation).

The property is approached via a private drive which Manteg benefits from a full right of way over onto the parking area with parking and turning spaces for 4/5 cars.

A footpath leads to the front of the property and onto its attractive gardens and grounds. The cottage sits proudly above the Arth River which leads into the sea and boasts unparalleled sea views over Cardigan Bay and towards the Cambrian mountains.

A PROPERTY TRULY WORTH A VIEWING !

GRADE II LISTING DETAILS

History: Mid C19 pair of well-proportioned houses, forming a short terrace. Situated backing onto the low seaside cliff on the W bank of the Arth, the northernmost building on this side.

Manteg has two-window range, whitewashed and right end added lean-to. Hornless 12-pane sashes. Manteg door in left bay with 3-pane overlight.

A little altered pair of regional Georgian style houses.

GROUND FLOOR

Entrance Hall

3' 5" x 5' 6" (1.04m x 1.68m) via hardwood door with fan light above, stairs leading to first floor, stone tiled flooring. Door into -



Character Lounge/Kitchen

18' 0" x 13' 5" (5.49m x 4.09m) a 'cosy' room full of charm and character with multi fuel stove on a red quarry tiled hearth, stone mantle, sash window to front, exposed ceiling beams, alcove storage cupboard, 'Haverland' electric heater.

Kitchen area comprises of a oak fronted base and wall cupboard units with complimentary working surfaces above, stainless steel drainer sink with mixer tap, 'Logic' electric oven and 4 ring electric hob, tiled splash back, under counter fridge, exposed beams, double glazed window to rear.

Door into -















Bathroom

5' 11" x 6' 2" (1.80m x 1.88m) having a white suite comprising of a panelled bath with hot and cold taps, mains shower above, pedestal wash hand basin, fully tiled walls and floor, window to side.



Inner Hallway

12' 2" x 3' 2" (3.71m x 0.97m) with stable door to side boasting lovely sea views, Velux window bringing and abundance of natural light, tiled flooring, door into -



Living Room / 3rd Bedroom

13' 1" x 9' 9" (3.99m x 2.97m) a wonderful room with 5'8" glazed double doors leading out to the patio with outstanding views over Cardigan Bay and the Cambrian mountains, windows to side, 'Haverland' electric heater, Oak effect laminate flooring.







Laundry Room

5' 3" x 3' 2" (1.60m x 0.97m) with plumbing for automatic washing machine.

Separate WC

2' 8" x 4' 9" (0.81m x 1.45m) low level flush WC, pedestal wash hand basin, fully tiled walls and floor, extractor fan.

FIRST FLOOR

Landing

2' 5" x 9' 0" (0.74m x 2.74m) with access hatch to loft. Doors into both bedrooms.







Principal Bedroom 1

13' 3" x 14' 6" (4.04m x 4.42m) a spacious double room with two sash windows to front with lovely rural views, Victorian fireplace with stone mantle, Haverland electric heater.





Rear Double Bedroom 2

14' 2" x 6' 4" (4.32m x 1.93m) with double glazed sash window to rear with views over open fields and towards the sea, Haverland electric heater, corner unit housing the hot

water tank.





EXTERNALLY

To the Front

The property is approached via a private drive with full right of way over, continuing into the private parking area for several cars. Footpath benefiting from a right of way over the entrance of Clifton into Manteg, which opens up to spacious gardens and grounds with raised patio area laid to slabs making the most of the elevated views over Cardigan Bay.

Steps lead down to a large grassed area being fully enclosed with a traditional stone wall with timber garden shed.

There is a gate with a footpath leading to the beach.

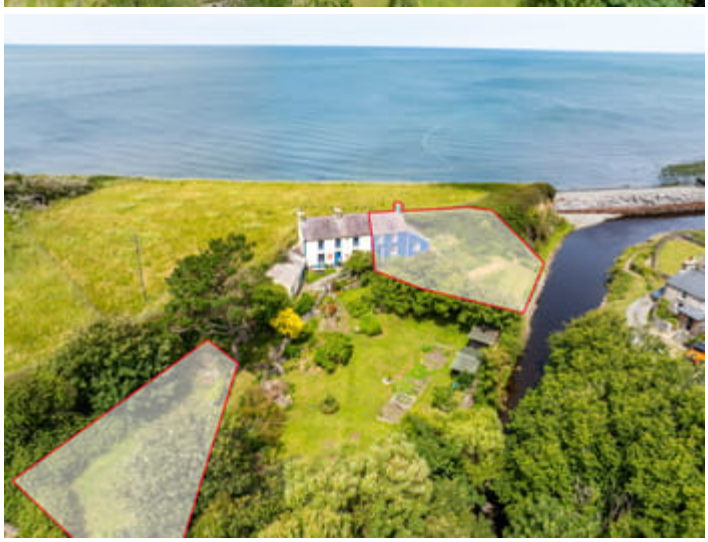














MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving License and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram pages.

Services

We are advised the property benefits from mains water and electricity. Private drainage. 'Haverland' electric heating system.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

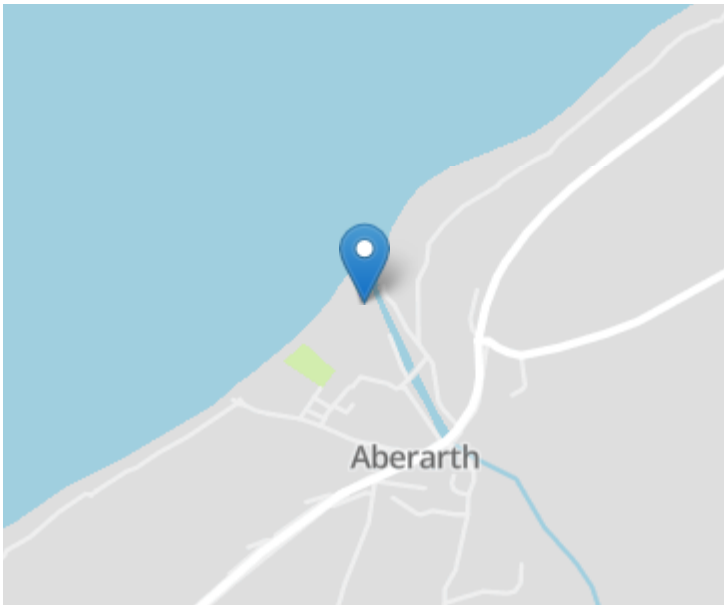
Council Tax: Band D
N/A
Parking Types: Private.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

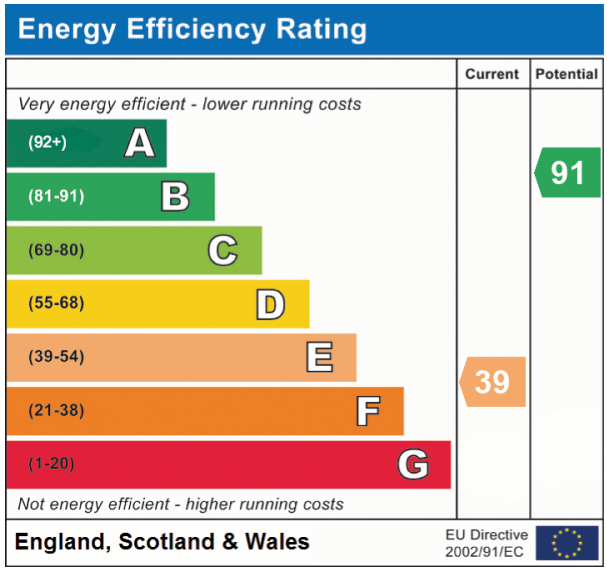
Mobile Signal

4G data and voice

EPC Rating: E (39)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? Yes
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? Yes

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Directions

From Aberaeron proceed north into the village of Aberarth passing the first left hand junction and taking the 2nd left hand junction just before the bridge onto Water Street. Continue down the street, passing the terraced cottages on the right hand side and you will come to a former church hall, take the right hand junction onto a narrow private driveway and continue along this driveway all the way to the end and just before the entrance to Clifton, you will see an arrow indicating the parking for Manteg.

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

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