

*A pleasant 2 bedroom detached bungalow of non standard construction. Situated in the popular coastal village of Cross Inn, Near New Quay - West Wales.*



Ashgrove, Cross Inn, Near New Quay, Ceredigion. SA44 6NL.

**£165,000**

**Ref R/4825/ID**

**\*\*A most pleasant 2 bed detached bungalow of non standard construction\*\*Modern Kitchen\*\*Located in the sought after coastal village of Cross Inn, near New Quay\*\*Attractive garden and grounds\*\*Off road parking\*\*Upvc double glazing\*\*Quiet edge of village location\*\*WORTHY OF AN EARLY VIEWING\*\***

The property comprises of front porch, entrance hall, 2 double bedrooms, bathroom, lounge, dining room and kitchen.

The property is situated on the edge of the coastal village of Cross Inn which offers village shop and post office, public house, local cafe, agricultural merchants and is conveniently positioned along the strategic bus network. The fishing village of New Quay is some 5 minutes drive from the property offering a wider range of service including primary school, doctors surgery, local shops, cafes, bars, restaurants as well as renowned sandy beaches. The property lies equi distant 30 minutes drive from the University town of Aberystwyth to the north and Cardigan to the south. The Georgian Harbour town of Aberaeron is within 15 minutes drive of the property.



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## THE ACCOMMODATION

### Front Porch

3' 7" x 4' 0" (1.09m x 1.22m) via half glazed upvc door, double glazed window to front, glazed hardwood door into -

### Entrance Hall

13' 3" x 4' 7" (4.04m x 1.40m) access hatch to fully boarded insulated loft, access into airing cupboard.



### Front Double Bedroom 1

12' 0" x 10' 5" (3.66m x 3.17m) with economy 7 heater, double glazed window to front, tv point, built in cupboard.



### Rear Double Bedroom 2

12' 0" x 10' 7" (3.66m x 3.23m) with patio doors to rear and

overlooking garden, economy 7 heating, built in cupboards.



### Main Bathroom

7' 3" x 8' 6" (2.21m x 2.59m) with a three piece suite comprising of paneled bath with Triton electric shower above, pedestal wash hand basin, dual flush w.c. electric heater, 2 frosted windows to rear.



### Lounge

14' 9" x 10' 6" (4.50m x 3.20m) with dual aspect windows to front and side, tv point, electric fire with ornate surround,



economy 7 heater, door into -



### Dining Room

10' 3" x 9' 2" (3.12m x 2.79m) with double glazed window to side, economy 7 heater. Door into -



### Kitchen

10' 2" x 8' 0" (3.10m x 2.44m) with range of fitted base and wall cupboard units with formica working surfaces, inset 1½ drainer sink, electric oven and 4 ring LPG gas hob, tiled flooring, upvc window to rear, half glazed upvc door to side.



### EXTERNALLY

#### To the Front

The property is approached via a right of way over a driveway with private parking for 2 car to front.

Front forecourt with apple trees.

Pathways to both sides leading to -





### Rear Garden

An attractive rear garden, mostly laid to lawn with 6' panel fence creating a lovely enclosed area with many shrubs, trees and flowers.

Also benefits from a decking area.



### 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 Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 that the property benefits from mains water,

electricity and drainage. Economy 7 heating.

Council Tax Band C (Ceredigion County Council).

Tenure - Freehold.

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (31)

**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?** No

**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?** No



## Directions

From Synod Inn on the A487, head West on the A486 sign posted New Quay. Pass through the village of Pentre Bryn and Ysgol Bro Sion Cwilt and after some 2 miles or so you will enter the village of Cross Inn. Passing Pencnwc caravan site, take the first left hand turning onto a small track and the property will be seen as the first property on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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