

*Delightfully presented 2 bedroom detached bungalow with garage in a popular village location.
Cross Inn, New Quay.*



2 Clos Pendre, Cross Inn, New Quay, Ceredigion. SA44 6LW.

£245,000

R/3743/ID

**** Beautifully presented detached 2 bedroom bungalow ** Located the popular coastal village of Cross Inn ** Integral garage ** Recently renovated and modernised ** Double glazing and central heating ** Easily maintained grounds ** Level walk to a good range of village amenities ****

The property comprises of - Entrance hall, front lounge, dining room, conservatory, kitchen, modern shower room, 2 double bedrooms.

The village of Cross Inn lies 2 miles inland from Cardigan Bay at the popular coastal resort and seaside fishing village of New Quay. Being equi-distance from the A487 coast road within some 8 miles to the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of Cardigan and Aberystwyth.



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THE ACCOMMODATION

Entrance Hall

4' 3" x 3' 9" (1.30m x 1.14m) approached via half glazed uPVC double glazed entrance door, into -

Front Lounge



16' 3" x 14' 2" (4.95m x 4.32m) with a modern bi-fuel burning stove on a slate hearth, ornamental surround, alcove shelving, large double glazed window to front, 2 central heating radiators, door into -

Dining Room

11' 5" x 11' 2" (3.48m x 3.40m) with sliding doors to rear conservatory. 2 central heating radiators, Opening into kitchen.





Conservatory

6' 2" x 14' 4" (1.88m x 4.37m) double glazed units, patio doors to rear garden, laminate flooring.



Modern Kitchen

9' 7" x 7' 8" (2.92m x 2.34m) with modern cream base and wall cupboard units with Formica working surfaces, Hotpoint electric oven, 4 ring gas hob, modern extractor hood, stainless steel 1 1/2 drainer sink, plumbing for automatic washing machine, tiled splashback, double glazed window to rear, ceramic tiled floor, central heating radiator, integrated tall fridge and freezer.





Modern Shower Room



8' 0" x 6' 6" (2.44m x 1.98m) a modern white suite comprising of a corner shower unit with power shower above, tiled walls, vanity unit with wash-hand basin, low level flush WC, tongue and groove panelling to half wall, frosted window to rear, extractor fan, central heating radiator, mirrored cupboard unit, built in cupboard.

Inner Hallway

Leads to -

Principal Bedroom 1



11' 5" x 12' 0" (3.48m x 3.66m) with double glazed window to front, central heating radiator, feature wall panelling, fitted wardrobe.

Rear Double Bedroom 2

12' 8" x 8' 2" (3.86m x 2.49m) double glazed window to rear, central heating radiator.



Integral Garage

9' 8" x 16' 3" (2.95m x 4.95m) accessed from the dining

room, housing a Worcester Heatslave combi boiler, up and over door, fitted cupboard units, concrete floor.

EXTERNALLY

To the Front

Pleasant front forecourt with mature shrubs, tarmac driveway with parking for 1 car.



To the Rear





Pleasant, low maintenance, rear garden, mostly laid to patio slabs and well kept lawn area with many mature shrubs and flowers, raised bed to boundaries.

Garden Shed



8' 4" x 5' 9" (2.54m x 1.75m) of concrete sectional construction.

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

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

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

Tenure : Freehold

Council Tax Band - D.

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (52)

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 Aberaeron proceed South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn. At the centre of the village alongside the public house, turn left. After you turn left then turn immediately right into Clos Pendre cul de sac which is a cul de sac of 5 bungalows. The property will be found on the right identified by the agents 'for sale' board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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