

*Spacious 3 bedroom detached dwelling within sought after address. Cross Inn. Near New Quay.  
West Wales.*



**14 Heol Y Cwm Cross Inn, Near New Quay, Ceredigion. SA44 6BB.**

**£399,000**

**R/4386/RD**

**\*\* Deceptively spacious 3 bedroom home \*\* Excellent standard of fixtures and fittings throughout \*\* Well maintained and presented \*\* Feature conservatory \*\* Private rear garden with decking area \*\* Ample off-road parking \*\* Walking distance to village amenities \*\* Sought after, high quality development \*\* Underfloor heating throughout ground floor \*\* Luxurious bathrooms and custom made kitchen \*\* Garage \*\* A wonderful family home within an attractive setting that must be viewed to be appreciated \*\***

The property is situated in the sought after Heol y Cwm development on the fringes of the coastal village of Cross Inn. The village offers a good level of local amenities and services including popular public house, village shop and post office, agricultural merchants and good public transport connectivity. The fishing village of New Quay is within 5 minutes drive of the property offering renowned local cafes, bars, restaurants, sandy beaches, primary school, doctors surgery and places of worship. The university town of Aberystwyth and the estuary town of Cardigan are equidistant 30 minutes drive from the property.



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## GENERAL

An exceptional 3 bed residential property being deceptively spacious with 3 double bedrooms across the first floor. The accommodation is complimented by luxurious bathroom and en-suite facilities.

To the ground floor excellent standard of living accommodation with large family living room, open plan kitchen and dining space leading through to a feature conservatory which overlooks the garden.

The plot is a commodious size with ample off-road parking connecting to the garage as well as private rear garden being slightly elevated and providing a feature decking area to the corner. Ideal family home.

The accommodation provides as follows:

### Entrance Hallway

6' 2" x 5' 6" (1.88m x 1.68m) accessed via glass panel door with side glass panel, oak flooring, cloakroom and stairs to first floor.



### Lounge

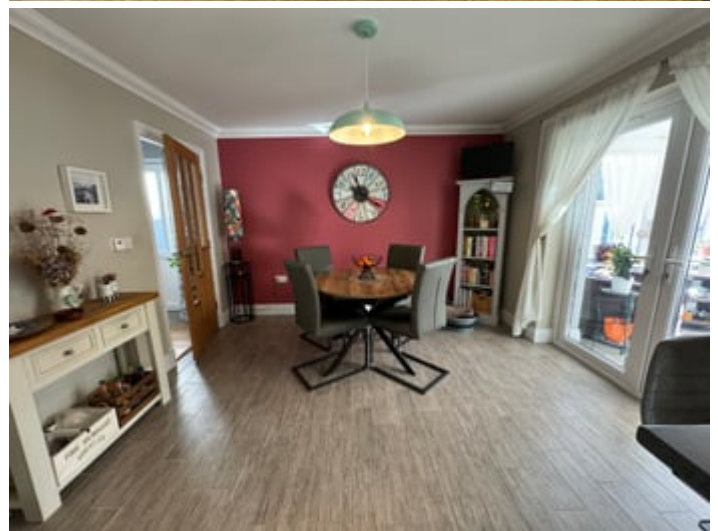
13' 3" x 19' 7" (4.04m x 5.97m) a large family living room with window to front allowing excellent natural light, oak flooring, multiple sockets, free standing electric heater with surround, Wi-Fi point.



## Open Plan Kitchen and Dining Room

11' 6" x 24' 6" (3.51m x 7.47m) with a range of high quality Mussel shaker style kitchen base and wall units, Formica worktop, space for a Rangemaster cooking range with extractor over, space for freestanding fridge/freezer, fitted dishwasher, Caple 1½ sink and drainer with mixer tap, rear window to garden, tiled splashback, side corner breakfast bar, wood effect tiled flooring, spotlights to ceiling.

Dining area with space for 6+ persons table, multiple sockets, TV point, double glass doors into:



## Conservatory



10' 4" x 8' 4" (3.15m x 2.54m) with uPVC windows to all sides, side patio door to garden, radiator, multiple sockets.

## Utility Room

With Mussel shaker style units, washing machine connection point, wood effect tiled flooring, side door to garden, connecting door to:



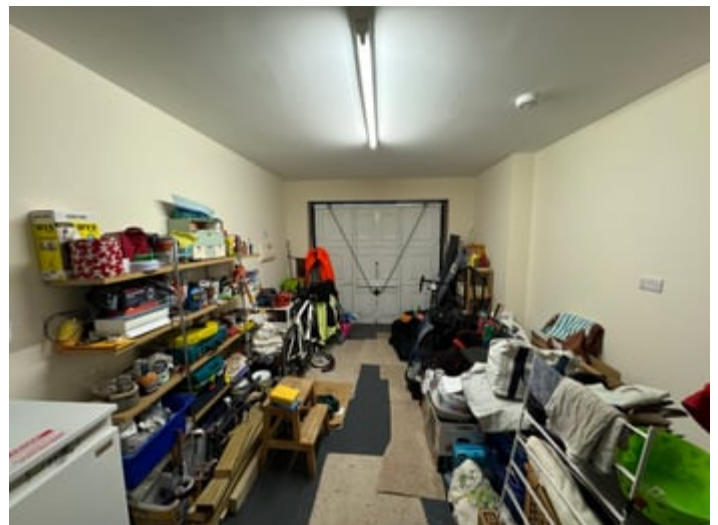
## Ground Floor Shower Room

With WC, single wash hand basin on vanity unit, corner enclosed shower, understairs cupboard, tiled flooring.



## Garage

17' 8" x 10' 9" (5.38m x 3.28m) with up and over door to front, housing Firebird oil boiler, concrete base, multiple sockets.



## FIRST FLOOR

### Landing

With double airing cupboard, side window, access to loft.



### Master Bedroom

14' 8" x 12' 8" (4.47m x 3.86m) luxurious double bedroom suite with window to front, multiple sockets, radiator.



### En-Suite

7' 1" x 7' 8" (2.16m x 2.34m) with enclosed 1200mm shower unit with waterfall head over, heated towel rail, single wash hand basin, multiple sockets, light-up mirror, side airing cupboard, fully tiled walls and flooring, side window, spotlights to ceiling.



### Front Bedroom 2

13' 7" x 10' 4" (4.14m x 3.15m) double bedroom currently used as a snug and additional seating area with window to front, multiple sockets, TV point, radiator.



### Rear Bedroom 3

16' 9" x 10' 5" (5.11m x 3.17m) a large double bedroom with rear window overlooking garden, multiple sockets, wood effect flooring, range of fitted cupboards.



### Bathroom



10' 1" x 7' 4" (3.07m x 2.24m) luxurious bathroom suite with separate 1200mm enclosed shower with waterfall head, single wash hand basin, panelled bath, WC, heated towel rail, rear window, light-up mirror, fully tiled walls and flooring.

### EXTERNAL

#### To Front





The property is approached from the adopted estate road onto a private tarmac driveway with space for 3+ vehicles to park, decorative gravel area to front and connecting paths leading through to:

### **Rear Garden Area**

With extending patio area from the conservatory and steps leading up to raised lawn area with 6' panel fencing to borders, corner decking area being an ideal entertainment space with space for hot tub, bbq etc.



### **MONEY LAUNDERING REGULATIONS**

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.

### **Services**

The property benefits from mains water, electricity and drainage. Oil central heating. uPVC double glazing throughout. Underfloor heating throughout ground floor.

Tenure - Freehold.


Council tax band F.



### Directions

On leaving the village of Cross Inn head towards New Quay and on exiting the village, Heol y Cwm is the last development on the right hand side. Continue into the estate following the road around the bend and the property is located on the right hand side as identified by the Agents for sale board.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		91
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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