

*Attention 1st Time Buyers! 2 Bed Semi-Detached Home located in the popular coastal village of Cross Inn, Nr New Quay, West Wales.*



**5 Bro Hafan Cross Inn, Near New Quay, Ceredigion. SA44 6NQ.**

**£175,000**

**Ref R/3609/ID**

**\*\* Attention 1st time buyers \*\* Ideal to get onto the property ladder \*\* Spacious 2 bed dwelling \*\* Recently erected workshop/gym or ideal home office\*\* Central village location \*\* Walking distance to village amenities \*\* Private off-road parking \*\* Large rear garden \*\* Close to bus route \*\* Only 10 minute drive to the Cardigan bay coast \*\***

The accommodation provides entrance hallway, kitchen/breakfast room, lounge. First Floor - landing, 2 double bedrooms, bathroom and 1 single bedroom.

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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## GROUND FLOOR

### Entrance Hallway

via uPVC glass door with stairs to 1st floor.

### Kitchen



16' 9" x 9' 9" (5.11m x 2.97m) modern range of base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, under-stairs storage, washing machine connection point, gas hobs with extractor over, electric oven and grill, tiled splash back, dual aspect windows to front and rear, side pedestrian door, red quarry tiled flooring, radiator, multiple sockets, BT point.



### Lounge



10' 3" x 16' 2" (3.12m x 4.93m) dual aspect windows to front and rear, multifuel burner on slate hearth, multiple sockets, 2 x radiator, TV point.

## FIRST FLOOR

### Landing

With window. Access to -





Front Bedroom 1



16' 8" x 10' 1" (5.08m x 3.07m) double bedroom, dual aspect windows to front and rear, side storage cupboard, multiple sockets, 2 x radiator.



Front Bedroom 2



10' 7" x 15' 1" (3.23m x 4.60m) double bedroom, window to front, multiple sockets, radiator.



## Bathroom



10' 6" x 5' 4" (3.20m x 1.63m) white bathroom suite including jacuzzi bath with shower over, w.c. single wash hand basin, radiator, vinyl flooring, heated towel rail, 2 x rear windows.

## EXTERNALLY

### To the Front



The property is approached from the estate road to a private parking area with side footpaths leading through to:

## Rear Garden



with rendered outbuilding split into 2, housing Firebird oil combi-boiler and side wood store, rear garden, raised lawn area with concrete base ready for garden shed.

### Recently installed timber frame workshop



Recently installed timber frame workshop 26' x 12'. A useful space, ideal for home gym/home office or workshop, on a concrete base and timber frame and external cladding.



## Services

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band B. (Ceredigion County Council).

Tenure - Freehold.

## 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

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](http://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

## MATERIAL INFORMATION

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**Council Tax:** Band B

N/A

**Parking Types:** Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**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 Synod Inn on the A487 head towards New Quay on the A486. Proceed through the village of Pentrebryn and after a further mile you enter the village of Cross Inn. Proceed through the village centre passing the shop on your right and straight through the village cross roads, continue past the old school cafe taking the next left hand exit where Bro Hafan is visible on your left, turn into the estate and the property is located on the right hand side.

## Energy Efficiency Rating

|                                                    | Current | Potential                                                                                                   |
|----------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                             |
| (92+) <b>A</b>                                     |         |                                                                                                             |
| (81-91) <b>B</b>                                   |         |                                                                                                             |
| (69-80) <b>C</b>                                   |         |                                                                                                             |
| (55-68) <b>D</b>                                   |         | 64                                                                                                          |
| (39-54) <b>E</b>                                   | 52      |                                                                                                             |
| (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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