

*Immaculately presented 3 bedroom (2 en-suite) detached bungalow in sought after residential estate. Cross Inn, near New Quay.*



**24 Heol Y Cwm, Cross Inn, Llandysul, Ceredigion. SA44 6BB.**

**£399,950**

**R/4606/ID**

**\*\* Immaculately presented and individually designed 3 bedroom (2 en-suite) bungalow \*\* Located in the popular residential estate of Heol y Cwm, Cross Inn \*\* Coastal village near New Quay \*\* Only 2 miles from the coast \*\* Open plan Kitchen/Dining Room/Lounge \*\* Detached single garage \*\* Ample off-road parking \*\* Low maintenance rear garden \*\* 2 water heating solar panels \*\* Underfloor heating \*\***

Property comprises of : Entrance Hall, Front Principal Bedroom (with en-suite), 2 Double Bedrooms, Jack & Jill Shower Room, Open plan Kitchen/Dining Room/Lounge and Utility Room.

Heol y Cwm is a modern and high quality development providing a meandering avenue of exclusive homes on the edge of the village of Cross Inn which offers a good range of amenities including shop, Post Office, public house, places of worship and nearby primary school and only 2 miles from the popular coastal resort and fishing village of New Quay on Cardigan Bay. Only 8 miles from the Georgian harbour town of Aberaeron and within easy reach of the major marketing and amenity centres of the



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### Entrance Hall & Passageway

20' 8" x 4' 9" (6.30m x 1.45m) with half glazed uPVC door, tiled flooring, double doors into airing cupboard (housing hot water tank), access hatch to loft.



### Front Principal Bedroom 1

15' 4" x 13' 4" (4.67m x 4.06m) with double glazed window to front, mirrored wardrobes, wood effect tiled flooring, spotlights, TV aerial, door into -



### En-suite

8' 6" x 4' 6" (2.59m x 1.37m) with a 3 piece white suite comprising of an enclosed shower with mains rainfall shower above, dual flush WC, vanity unit with inset wash-hand basin, frosted window, stainless steel heated towel rail, tiled flooring, extractor fan.



### Double Bedroom 2

13' 9" x 10' 1" (4.19m x 3.07m) currently utilised as an office, but would make a spacious double bedroom, with tiled flooring, spotlights to ceiling, TV aerial.





### Double Bedroom 3

13' 4" x 9' 9" (4.06m x 2.97m) with double glazed window to front, tiled flooring, wardrobe, spotlights, TV aerial and door into -



### Jack & Jill Shower Room

6' 0" x 10' 2" (1.83m x 3.10m) with a contemporary 3 piece suite comprising of a 1600mm enclosed shower unit with mains rainfall shower above, dual flush WC, vanity unit with wash-hand basin, stainless steel towel rail, extractor fan, frosted window to side, tiled flooring, separate door into Entrance Hall.



### Open Plan Lounge/Kitchen/Dining Room

15' 7" x 33' 0" (4.75m x 10.06m) (max) a very spacious, sociable room with 8' by-folding doors to rear, large lounge area with double glazed window to side, spotlights to ceiling, tiled flooring and space for a large dining table. The Kitchen comprises of a modern gloss white true handleless base and wall cupboard units with quartz working surface and upstand above. Inset double stainless steel drainer sink with mixer tap, 6 ring LPG Zanussi with Smeg extractor hood, double glazed window to rear. Deep pan draws, integral dishwasher, larder

unit, integrated tall fridge and separate tall freezer, tiled flooring, spotlights above.





### Utility Room

10' 3" x 5' 4" (3.12m x 1.63m) with range of base and wall cupboard units, stainless steel sink, plumbing for automatic washing machine, tumble dryer, Firebird oil boiler, tiled flooring, spotlights to ceiling.





## EXTERNAL

The property is approached via the adopted estate road onto a tarmac driveway with ample off-road parking for up to 5 cars. low maintenance front garden with variety of shrubs and access to -



## Single Garage

12' 0" x 20' 0" (3.66m x 6.10m) which is block built single garage with electric roller door and double glazed window to rear and uPVC door to side. Garage has electric and light fitted.

## To the rear

There is a pleasant, low maintenance, rear garden, mostly laid to patio slabs with feature raised flower beds with a variety of shrubs and flowers. Garden shed with electricity connected and base with electricity available for a greenhouse/summerhouse.





heating. The property also has underfloor heating throughout and individual thermostats to each room. Fibre Optic broadband.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)

## **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](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**

The property benefits from : mains water, electricity and drainage. uPVC double glazing throughout. Oil fired central

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Off Street.

**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:** B (85)

**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 on the A487 coast road as far as the village of Synod Inn. Turn right onto the A486 New Quay road. Following this road into the village of Cross Inn and as you leave the village you will encounter a hairpin right bend. Approximately 100 yards further you will see a stone walled entrance into Heol y Cwm on the right hand side. Drive into Heol y Cwm and continue around the left hand bend and the property will be the second to last bungalow on the left hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		93
(81-91) <b>B</b>	85	
(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>		
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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