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**RICS**



Since 1989

*Superior and extremely desirable detached 5 Bed (3 Bath) Bungalow Residence. Edge of Coastal Village. Nr. New Quay-West Wales.*



**Salem Parc yr Efail, Cross Inn, Nr New Quay, Ceredigion. SA44 6LJ.**

**Ref R/2794/DD**

**£398,000**

**\*\*Individually designed outstanding Detached Bungalow Residence\*\*5 Bed\*\*3Bath\*\*Ideal Large Family Home\*\*Also Ideal for Multi Generational Living. Home with an Income and/or Home Office\*\*Located within an avenue of high quality private residences on the edge of the coastal village community of Cross Inn\*\*A convenient walk to a good range of village amenities\*\*Only 3 miles to the coast\*\*This substantial property is set within its own spacious level grounds and borders open fields at rear\*\***

The accommodation provides - Rec Hall, Kitchen/Breakfast Room, Utility Room, Cloak Room, Games Room/2nd Sitting Room (or Home Office), Rear Lounge/Dining Room, Sun Lounge/Conservatory, Inner Hallway, Master Bedroom with En Suite Shower Room, Family Bathroom, 2 Further Bedrooms. First Floor - Galleried Landing, 2 Double Bedrooms (1 with En Suite Jac and Jill Shower Room), Large Detached Garage - An ideal conversion prospect (stc).

The property of Cross Inn offers an excellent range of local amenities including shops, public house, is on a bus route and with a near by New Area Primary School. Some 2 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Easy reach of the Georgian Harbour town of Aberaeron and the larger Marketing & Amenity Centres of the area.

## GENERAL

The offering of SALEM on the market provides prospective purchasers with an opportunity of acquiring a property of diverse potential. A great family home but easily adapted to provide some form of self contained residential accommodation/annexe and/or Home Office. The accommodation is well proportioned and benefits double glazing and central heating.

A detached Garage, again has excellent potential for conversion to residential/commercial usage (stc).

The property is currently utilised as a successful holiday let business. The Covid pandemic has had an effect on bookings but we are advised that the total income for Bookings for 2021 so far is £22,000. The property can therefore be purchased as a Going Concern if required as the Bookings would then be passed on to the purchaser or alternatively a date will need to be agreed for vacant possession.

The accommodation provides as follows -

## GROUND FLOOR

### Reception Hall

13' 8" x 8' 1" (4.17m x 2.46m) with new composite entrance door with glazed panels to each side, central heating radiator, laminate flooring. (Stairs to first floor).



### Kitchen/Breakfast Room





half glazed exterior door



### Cloakroom off

with low level flush toilet and wash hand basin

### Games Room/2nd Sitting Room/Home Office

(Formerly the Garage) 17' 7" x 11' 4" (5.36m x 3.45m) with 7' patio door to gable end, appliance space with plumbing for automatic washing machine, fitted cupboards with Formica working surfaces. Also houses the Grant oil fired central heating combi boiler. Wall cupboards. 2 front aspect windows.



17' 11" x 12' 7" (5.46m x 3.84m) plus walk in bay window, laminate flooring, an extensive range of Oak fronted fitted units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards, some with glazed doors, stainless steel single drainer sink unit with mixer taps, integrated Hygena dish washer, Bush oven and electric hob unit over with cooker hood, part tiled walls, 2 central heating radiators.

### Utility Room

8' 4" x 6' 6" (2.54m x 1.98m) with laminate flooring, stainless steel single drainer sink unit (h&c), central heating radiator,





**Rear Lounge/Dining Room**



25' 1" x 12' 1" (7.65m x 3.68m) divided by an archway. Approached via double doors from the Main Reception Hall. The Lounge Area has an ornamental fireplace with tiled and hardwood surround, arched alcoves to each side and a patio door leads out to -



**Rear Sun Lounge/Conservatory (South facing)**

14' 11" x 9' 5" (4.55m x 2.87m) in hardwood effect upvc double glazing with feature brick base wall, poly carbonate roof, central heating radiator, laminate flooring, vertical blinds. Views over open fields at rear



### Inner Hallway

(16'6" in length) with central heating radiator, built in airing cupboard with central heating radiator.

### Rear Master Bedroom 1

15' 8" x 11' 8" (4.78m x 3.56m) plus walk in bay window with views over open fields, central heating radiator.



### En Suite Shower Room

with laminate flooring, half tiled walls, large shower cubicle, low level flush toilet, bidet, pedestal wash hand basin, central heating radiator, shaver point and wall mirror. Half tiled walls.

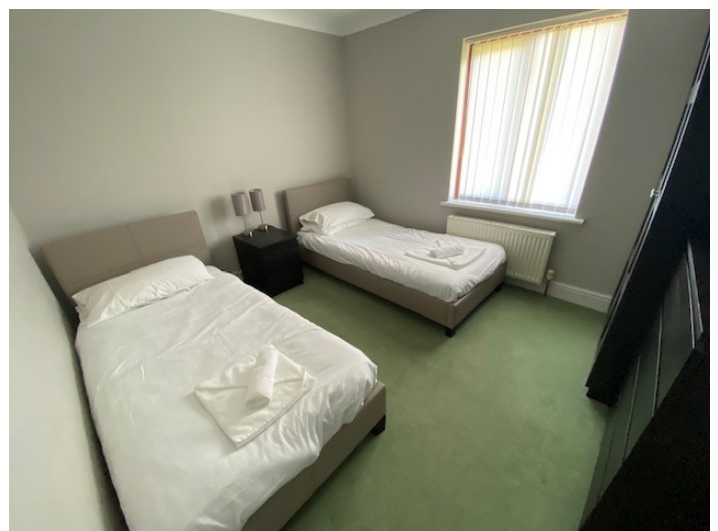


### Front Double Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m) with central heating radiator, front aspect window.



### Front Bedroom 3



11' 5" x 9' 8" (3.48m x 2.95m) with central heating radiator, front aspect window.

### Family Bathroom

Half tiled provides a panelled bath with shower over and shower screen, low level flush toilet, pedestal wash hand

basin, heated towel rail. Vinyl flooring.



## FIRST FLOOR

### Central Galleried Landing

Approached via staircase from the Reception Hall. Built in cupboards with access to large under eaves storage with velux windows.



### Double Bedroom 4

15' 4" x 12' 1" (4.67m x 3.68m) plus alcove with velux window, double panel radiator



### Double Bedroom 5

18' 8" x 10' 7" (5.69m x 3.23m) plus alcove, dormer window and velux window, central heating radiator, access to large storage loft



### En Suite Shower Room

(Jac and Jill with door to Landing). Half tiled, with a tiled shower cubicle, low level flush toilet, pedestal wash hand basin, central heating radiator, vinyl flooring.

### EXTERNALLY

#### To the Front



Set within an extensive area of level gardens and grounds. Has a wide brick paved front driveway providing ample parking space and leads through to a -

### Detached Substantial Double Garage

19' 6" x 17' 5" (5.94m x 5.31m) (built of cavity wall construction with a hipped tiled roof) with up and over door, fitted cupboards, side exterior door and stairs to loft area overall. This building provides excellent conversion potential (stc).



### The Grounds

The residence is surrounded by its own grounds all laid down to lawned areas with a warm south facing aspect at rear and bordering open fields.



### Tenure

The property is presumed to be Freehold.

### Services

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

### 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. Proceed to the village of



Cross Inn and turn left at the centre of the village alongside the public house. Proceed up this road passing an entrance to a small Holiday Caravan Park on the right hand side, then as you leave the village you will see the entrance to Parc yr Efail on the right hand side. Proceed down this drive and the property is the 2nd on the left hand side.

