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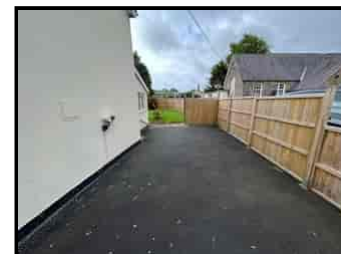


**RICS**



Since 1989

*Attention 1st Time Buyers!! Attention Investors !! 2/3 Bed Dwelling. Cross Inn. Near New Quay.  
West Wales*



**Belle Vue, Cross Inn, Nr New Quay, Ceredigion. SA44 6NG.**

**R/3281/RD**

**£220,000**

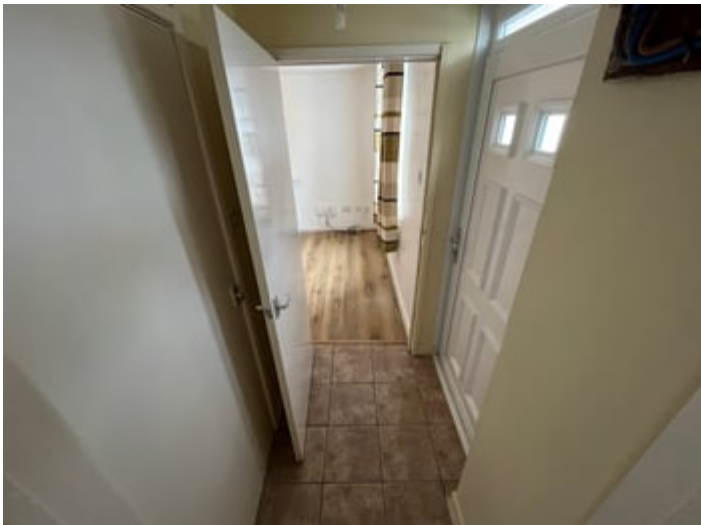
**\*\* 2/3 Bed Detached Dwelling \*\* Private parking \*\* Walking distance to village amenities \*\* 4 miles New Quay and Cardigan Bay coastline \*\* Ideal 1st time buyer opportunity \*\* Attention Investors \*\* Attractive proposition in a popular village location \*\* Near to New Quay \*\* Being well worthy of a viewing \*\***

The property is situated within the coastal village of Cross Inn having a good level of local facilities including the village shop, agricultural merchants, public house, places of worship, nearby primary school, public transport connectivity and being in close proximity to Cardigan Bay coastline. The fishing village of New Quay is some 5 minutes drive from the property with its local cafes, bars, restaurants, primary school, doctors surgery and sandy beaches. The Georgian harbour town of Aberaeron is some 15 minutes drive to the north with a wider range of local amenities.



### Entrance Hallway

via uPVC door, understairs cupboard, tiled flooring.



### Sitting Room/Bedroom 1

9' 4" x 13' 4" (2.84m x 4.06m) laminate flooring, window to front, radiator, multiple sockets, TV point.



### Lounge

13' 6" x 11' 1" (4.11m x 3.38m) window to front, laminate flooring, radiator, curved fireplace with red and black quarry tiled hearth, multiple sockets, TV points.





### Rear Inner Hallway

with radiator, storage cupboard, stairs access to First Floor.



### Kitchen

8' 9" x 10' 6" (2.67m x 3.20m) oak effect base and wall units, stainless steel sink and drainer with mixer tap, dual aspect windows to side and rear Garden, space for electric cooker and washing machine connection point, side external door, tiled splashback.



### Bathroom

10' 8" x 7' 2" (3.25m x 2.18m) accessed from the rear Inner Hallway with a wet room facility including walk-in shower with Mira electric shower system, rear window, WC, heated towel rail, radiator, part panelled walls.



**First Floor**

**Landing**

with window to front.



**Front Bedroom 2**

9' 5" x 13' 7" (2.87m x 4.14m) Double Bedroom, dual aspect windows to front and rear overlooking Garden, radiator, multiple sockets, side WC with wash hand basin.



**Front Bedroom 3**

8' 7" x 13' 3" (2.62m x 4.04m) Double Bedroom, dual aspect windows to front and rear, fitted cupboards, multiple sockets, radiator, access to Loft.



**External**

**To Front**

The property is located within the village centre with both footpath and vehicular access to the side of the property to a front tarmac private parking area with space for 2+

vehicles and footpaths leading to:



**Rear Garden**

Raised area laid to lawn with mature planting, side footpaths leading to:





### Side Lean-To

14' 3" x 9' 2" (4.34m x 2.79m) Block construction, dual aspect windows to front and concrete base. The building is suitable for either extended accommodation or separate side storage/home office.study/play room.



### Zinc Shed

6' 2" x 11' 2" (1.88m x 3.40m) Zinc clad storage building with concrete base.

### Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band : D (Ceredigion County Council)

### Directions

From Synod Inn on the A487 proceed onto the A486 signposted New Quay and continue through the village of Pentre Bryn and after a further mile turn to Cross Inn. Continue through the village crossroads passing a layby on your left hand side and the bus stop and the property is the next dwelling on the left hand side as identified by the Agents

For Sale board.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 