

Regulated by:



RICS



Since 1989

Spacious 4 bedroom bungalow with adjoining 1 bed annexe. Set within 0.4 acres. Cross Inn, near New Quay. West Wales.



9 Pencnwc Isaf, Cross Inn, New Quay, Ceredigion. SA44 6NT.

R/3992/RD

£375,000

**** Spacious 4 bedroom detached bungalow ** Adjoining/connecting 1 bedroom annexe ** Set within 0.4 acres of mature grounds ** Detached double garage ** Walking distance to village amenities ** Located off popular village cul-de-sac ** In need of modernisation and sympathetic decoration ** Ideal multi-generational opportunity ** Potential for Airbnb/Guest House/annexe/overflow accommodation (stc.) ** Mature planting to borders offering great privacy ** Gated entrance off private drive ** A GREAT AND UNIQUE OPPORTUNITY NOT TO BE MISSED WITHIN THIS POPULAR COASTAL VILLAGE ****

The property is located within the coastal village of Cross Inn, positioned along the A486 Synod Inn to New Quay Road. The village offers a good level of local amenities including village shop and post office, public house, agricultural merchants, local cafe, caravan parks with amenities and good public transport connectivity to New Quay and the A487. Nearby New Quay offers a good level of supporting facilities including primary school, doctors surgery, shops, local cafes, bars and restaurants as well as sandy beaches. The larger towns of Aberystwyth and Cardigan and equidistant 30 minutes drive of the property with a wider range of facilities and services. The Georgian harbour town of Aberaeron is within 15 minutes drive of the property.



GENERAL

A unique offering within this popular coastal village providing a large 4 bedroom detached bungalow with connecting 1 bedroom annexe to the side of the property, currently recognised as Meadow Sweet and paying its own independent council tax.

We believe that the annexe has potential to be used as Airbnb/Guest House (stc.) and we are advised that the detached double garage is built to habitable standard and may also provide additional accommodation potential (stc.).

The plot is accessed off Pencnwc Isaf estate road via private tarmac driveway to a gated entrance which provides access to a large 0.4 acre plot, unique within this village.

A wonderful opportunity for multi-generational living or those seeking a home with an income and we would encourage viewing at the earliest opportunity.

THE ACCOMMODATION

Front Conservatory

14' 6" x 7' 8" (4.42m x 2.34m) predominantly uPVC construction with floor to ceiling windows with external door to front with views over the garden, electric socket, connecting glass door into:



Entrance Hallway

26' 8" x 7' 6" (8.13m x 2.29m) with glass door, side glass panel, 2 x radiator, access to loft.



Front Bedroom 1

12' 3" x 12' 7" (3.73m x 3.84m) double bedroom (currently used as an art room), double patio doors to front, multiple sockets, radiator.



Front Bedroom 2

7' 6" x 11' 9" (2.29m x 3.58m) double bedroom, window to front, fitted cupboards, multiple sockets, radiator.



Side WC

WC, single wash hand basin, rear window.



Rear Bedroom 3

17' 8" x 11' 8" (5.38m x 3.56m) double bedroom, window to rear garden, multiple sockets, new carpet.



Bathroom

7' 4" x 7' 6" (2.24m x 2.29m) a white suite including tiled corner shower, WC, single wash hand basin, heated towel rail, rear window, fully tiled walls and flooring, airing cupboard.





Rear Bedroom 4

9' 2" x 12' 1" (2.79m x 3.68m) double bedroom (currently used as a study), rear window to garden, multiple sockets, radiator, BT point, corner fitted cupboard.



Kitchen

11' 5" x 14' 6" (3.48m x 4.42m) white kitchen units with Formica worktop, 1½ stainless steel sink and drainer with mixer tap, fitted oven and grill, space for free standing fridge/freezer, electric hobs with extractor over, tiled flooring and tiled splashback, corner combi oil boiler, rear window

and glass door to garden, connecting doors to hallway and lounge.





Lounge

24' 4" x 21' 1" (7.42m x 6.43m) being 'L' shaped offering a good sized family living room with floor to ceiling windows to front and rear patio doors to garden, feature brick fireplace and surround, 2 x radiator, connecting door into:



THE ANNEXE

(Also known as Meadow Sweet)

Currently used as a 1 bedroom annexe and benefitting from its own Band A council tax rating with connecting door into the lounge of number 9 but also benefitting from its own independent rear access via -

Side Hallway

With external door to garden, tiled flooring.



Bathroom

8' 2" x 6' 1" (2.49m x 1.85m) with Jacuzzi bath with shower over, single wash hand basin, WC, side window, wood effect vinyl flooring, tiled walls, radiator, spotlights to ceiling.



Bedroom

10' 6" x 12' 3" (3.20m x 3.73m) double bedroom, fitted cupboards, radiator, side window, multiple sockets.



Open Plan Kitchen Lounge and Dining Area

12' 8" x 21' 9" (3.86m x 6.63m) with oak effect base and wall units, 1/2 sink and drainer with mixer tap, electric oven and grill, gas hobs with extractor over, dishwasher, part tiled flooring, rear window to garden, breakfast bar, washing machine connection point.

Seating area with patio door to front, fire surround with tiled inserts and hearth, radiator, multiple sockets.





EXTERNALLY

Garden area

The property is approached via private tarmacadam driveway off Pencnwc Isaf leading to a set of double gates opening out into the 0.4 acre plot which provides front tarmacadam forecourt with space for 4+ vehicles park leading to front, side and rear garden areas predominantly laid to lawn with mature planting to borders and space for summerhouse and timber garden shed.





Double Garage

18' 1" x 14' 9" (5.51m x 4.50m) with up and over door to front, pedestrian door and window to side, concrete base, WC, boarded loft over.

We are advised that this structure was built to habitable standard and may also provide potential for overflow accommodation/Airbnb/Annexe (stc.).



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.

TENURE

The property is of Freehold Tenure.

Services


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

Council Tax band E.

Directions

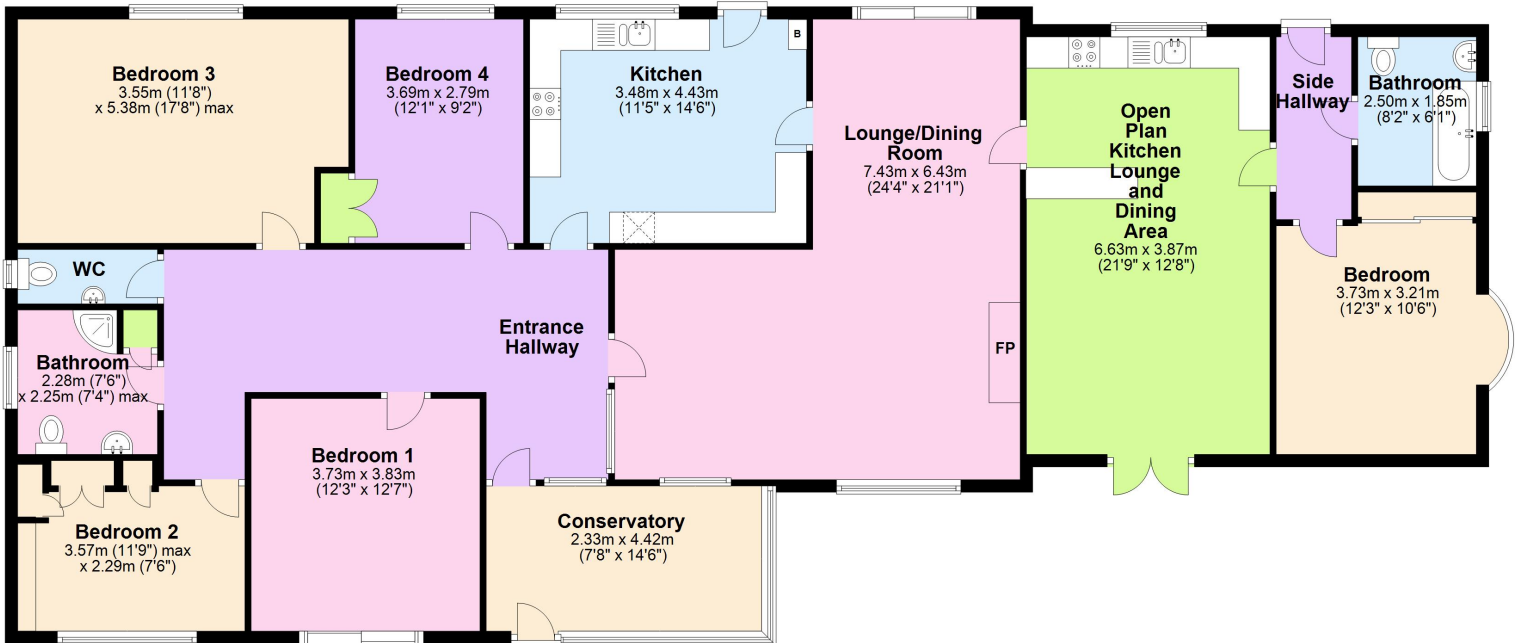
From Synod Inn on the A487 head north on the A486 signposted New Quay, passing through the village of Pentrebryn and after 1/3rd of a mile you will enter the village of Cross Inn. On entering the village passing Wynstay agricultural merchants on your right and at the village cross roads take the left hand exit adjoining the Penrhiwgaled Arms. Proceed along this road for approximately 200 yards passing the entrance to Maes y Mor on your left and taking

your next left hand exit into Pencnwc Isaf. After some 20 yards you will see a private tarmacadam driveway adjoining number 8. Proceed along this driveway to a set of double gates which provides entrance and access to the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Ground Floor

Approx. 197.4 sq. metres (2124.7 sq. feet)



Total area: approx. 197.4 sq. metres (2124.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

9 Pencnwc Isaf, Cross Inn, New Quay

H.M. LAND REGISTRY

TITLE NUMBER

WA 843232

ORDNANCE SURVEY
PLAN REFERENCE

SN3856 SN3857 SN3956 SN3957

Scale
1/ 2500

ADMINISTRATIVE AREA

CEREDIGION / SIR CEREDIGION

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