

A most pleasant 3 bed detached bungalow in spacious grounds. Convenient coastal village of Cross Inn, Near New Quay, West Wales.



15 Pencnwc Isaf Estate, Cross Inn, Llandysul, Ceredigion. SA44 6NT.

£350,000

Ref R/4142/ID

****A nicely proportioned 3 bed detached bungalow residence**Spacious level garden and grounds**Single Garage**Popular residential cul de sac**Edge of popular coastal village of Cross Inn**Easy walk to a good range of amenities**Only 3 miles from the Cardigan Bay coastline at New Quay**Double Glazing and Central Heating**Ample private parking****

The property comprises of Ent Hall, Utility Cloak Room, Kitchen/Dining Room, Front Lounge, 3 Double Bedrooms, Shower Room.

Pencnwc Isaf is a popular and convenient residential cul de sac within the village of Cross Inn. A close walking distance to a good range of village amenities which include shop, post office, public house, places of worship and nearby new area primary school. On a bust route and only some 3 miles inland from the Cardigan Bay coastline at the popular seaside fishing village of New Quay. 8 miles from the Georgian Harbour town of Aberaeron and within easy reach of the larger Marketing and Amenity Centres of Aberystwyth, Cardigan and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

THE ACCOMMODATION

Front Vestibule

Via glazed upvc door, tiled flooring, half glazed hardwood door into -



Entrance Hall/Passageway

7' 2" x 17' 2" (2.18m x 5.23m) with central heating radiator, hatch to loft.

Front Lounge

17' 10" x 12' 0" (5.44m x 3.66m) with inset multi fuel burning stove on a slate hearth, double glazed window to front, 2 central heating radiators, TV plinth, wall lights.



Utility Room

9' 0" x 5' 6" (2.74m x 1.68m) with half glazed upvc door to side, side glazed panel, central heating radiator, space for automatic washing machine. Door into -



Cloak Room

9' 2" x 12' 7" (2.79m x 3.84m) with low level flush w.c. pedestal wash hand basin, Grant oil fired combi boiler, frosted window to side.



Kitchen/Dining Room

17' 4" x 11' 6" (5.28m x 3.51m) A spacious kitchen with oak fronted base and wall cupboard units with formica working surfaces above, Bosch electric oven, 4 ring gas hob, pull out extractor hood, dishwasher, inset stainless steel 1½ drainer sink with mixer tap, tiled splash back, tiled flooring, space for tall fridge freezer, central heating radiator, dual aspect windows to front and side.



Bedroom 1

8' 4" x 9' 2" (2.54m x 2.79m) with double glazed window to side, central heating radiator.



Rear Bedroom 2

11' 7" x 12' 3" (3.53m x 3.73m) with double glazed window to rear overlooking garden, central heating radiator.



Rear Bedroom 3

11' 7" x 11' 9" (3.53m x 3.58m) with double glazed window to rear, central heating radiator.



Shower Room

6' 2" x 8' 3" (1.88m x 2.51m) a 3 piece white suite comprising of an enclosed shower unit with Mira electric shower above, pedestal wash hand basin, low level flush w.c. central heating radiator, frosted window to rear, half tiled walls, extractor fan.



EXTERNALLY

Single Garage

11' 8" x 18' 9" (3.56m x 5.71m) with up and over door, hardwood door to side, double glazed window to rear, electricity connected.



To the Rear

A most spacious enclosed rear garden, mostly laid to lawn with mature flower and shrub beds, vegetable beds. Pathway to both sides leading to -



To Front

Front lawned area with tarmac driveway with ample private parking and turning space for 6+ cars.



TENURE

The property is of Freehold Tenure.

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.

Services

We are advised that the property benefits from Mains Electricity, Water and Drainage. Oil Fired Central Heating. Fibre Optic Broadband available.

Council Tax Band E - Ceredigion County Council.



Directions

From Aberaeron South West on the A487 coast road as far as the village of Synod Inn. At Synod Inn square turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn. At the centre of the village alongside the public house turn left and Pencnwc Isaf is the 2nd estate road entrance on the left hand side. Drive into the estate and this property can be found as the second to last property on the left hand side.



For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]