

Refurbished 3 bed bungalow set within a large plot with excellent road frontage and private garden space. Cross Inn, near Aberaeron/Llanon - Cardigan Bay - West Wales.



Maesrhug Bungalow, Cross Inn, Llanon, Ceredigion. SY23 5ND.

£315,000

R/5076

****Attention 1st time buyers/ Attention Business Owners**Fully refurbished 3 bed bungalow set within a spacious plot**Useful outbuildings**Former petrol station and garage**Ideal for those seeking to set up a business at home**Great diversification potential**Excellent road frontage**Private garden for countryside outlook**AN EXCELLENT OPPORTUNITY NOT TO BE MISSED !**

The village offers a good level of local amenities and services including village shop and post office, children's creche and popular public house. The village relies on the larger settlements of Llanon and Llanrhystud for a wider range of facilities including primary school, petrol stations, mini supermarket, public houses and access to local beaches. The university towns of Lampeter and Aberystwyth are equidistant 30 minutes drive from the property offering a wider range of day to day amenities.



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GENERAL

The property comprises of a 3 bedroom bungalow set within a large plot which formerly ran as the village petrol station.

The bungalow has been modernised in recent times but generally offers 3 bedroom accommodation.

Externally, the property benefits from 2 x garage/outbuildings which formerly formed of the business and we are advised that the fuel pumps which lie underground have now been decommissioned and filled.

In recent times a brand new 6' panelled uPVC fence was erected around the boundary of the property and also new stockproof fencing to the extended rear garden. The property is well enclosed and benefits from independent vehicular access from the adjoining roadway.

THE ACCOMMODATION

Entrance Hallway

4' 2" x 30' 3" (1.27m x 9.22m) 'L' shaped hallway accessed via glass panel composite door, 2 x radiator, access to loft, fitted cupboards.



Lounge

13' 1" x 19' 8" (3.99m x 5.99m). Large family living room, 2 x radiator, feature fireplace with electric fire and surround, multiple sockets, window to front forecourt.





Dining Room/Study

7' 3" x 14' 3" (2.21m x 4.34m) with side airing cupboard, breakfast bar, rear window, radiator, wood effect flooring, door into :



Kitchen

8' 10" x 15' 8" (2.69m x 4.78m) with a range of oak effect base and wall units, fitted Bosch cooker, electric hobs with extractor over, 1½ stainless steel sink and drainer with mixer tap, washing machine connection, rear window, side pedestrian door, wood effect flooring, radiator, multiple

sockets, spotlights to ceiling.



Front Double Bedroom 1

9' 3" x 9' 3" (2.82m x 2.82m) with window to front, fitted cupboards, radiator, multiple sockets.



Bathroom

5' 4" x 9' 3" (1.63m x 2.82m) with walk-in shower with side glass panel, heated towel rail, WC, single wash hand basin on vanity unit, tiled flooring, rear window to garden.



Rear Bedroom 2

7' 7" x 10' 2" (2.31m x 3.10m) with rear window, radiator, multiple sockets.



Front Double Bedroom 3

9' 6" x 12' 7" (2.90m x 3.84m) with window to front, radiator, multiple sockets, fitted cupboards.



EXTERNAL

The property is approached from the adjoining county road with double gated entrance linked to the brand new 6' uPVC panel fencing to all borders and access into a large gravelled forecourt area which previously formed the main forecourt of the fuel station.





Garage 1

Former shop with concrete base, door to front.



Garage 2

Garage with double doors to front.



Rear Garden Area

A concrete enclosed garden space with external boiler and oil tank.



Extending Rear & Side Garden Areas

Currently overgrown with stockproof fencing to borders with adjoining property, pockets of mature hedgerows and trees to borders as it runs along the adjoining county road.





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.

VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

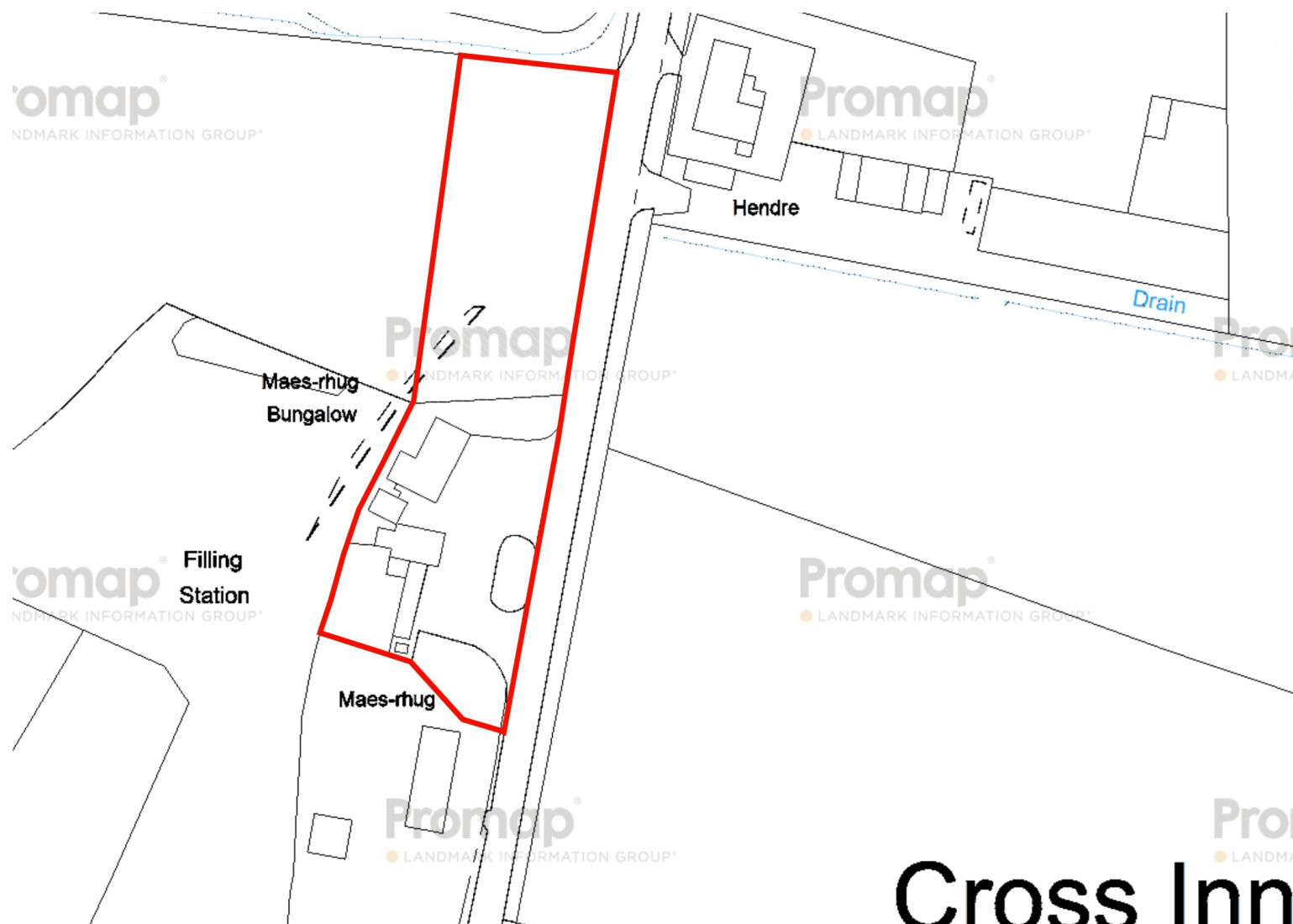
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Services

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

Tenure : Freehold.

Council Tax Band : D (Ceredigion County Council).



Cross Inn

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

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 heading north on the A487 proceed into the village of Aberarth. On exiting the village of Aberarth take the right hand turning sign posted Pennant. Proceed for approximately 3 miles until you reach the centre of the village of Pennant. Proceed across the village crossroads, sign posted Cross Inn/Bethania and continue for another 2 miles until you reach the village of Cross Inn. At the Cross Inn take the left hand turning sign posted Llanrhystud/Aberystwyth. After some 500 yards Maesrhug Bungalow is located on the left hand side just up from the Cae John housing development.

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

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