

*Superior Brand new 4 bed(2 En Suite) substantial detached residence with garage and grounds. Select Residential Development. Edge of village location. 2 Miles Sea at New Quay, West Wales.*



17 Heol Y Cwm Cross Inn, New Quay, Ceredigion. SA44 6BB.

**£485,000**

**R/3803/RD**

\*\*One of the last opportunities in this much praised development of high quality luxury properties\*\*Well proportioned 4 bedoomed (2 En Suite) detached residence\*\*Individually designed\*\*High Quality Build\*\*High Spec\*\*High insulative qualities\*\*Full Double Glazing\*\*Solar Panels\*\*Corner Plot\*\*Convenient edge of village location\*\*Easy walk to good range of village amenities\*\*Less than 2 miles of the sea at the popular coastal resort and seaside fishing village of New Quay\*\*

The village of Cross Inn offers village shop, post office, public house, places of worship, nearby new area primary school and is on a bus route. 9 miles from the Georgian Harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and an easy reach of the larger Marketing and Amenity Centres of the area.



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## GROUND FLOOR

### Reception Hall



23' 8" x 11' 5" (7.21m x 3.48m) L shaped (max) with understairs storage cupboard, corner built in cupboard housing the central heating under floor control system. Front aspect window.

### Cloak Room off



8' 0" x 3' 8" (2.44m x 1.12m) with a tiled floor and tiled walls. A quality suite provides a vanity unit with inset wash hand basin, mirror cabinet over, low level flush toilet, side opaque window.

### Front Lounge

21' 6" x 13' 5" (6.55m x 4.09m) into bay window.





### Rear impressive Kitchen/Dining Room

33' 4" x 15' 2" (10.16m x 4.62m) with fully tiled floor, French doors to rear garden, also front and rear aspect windows.

The kitchen Area is fitted with a high-quality range of modern units comprising of base cupboards with soft close doors and pan drawers, Minerva solid surface work tops, 1 ½ bowl sink unit, integrated Hotpoint dishwasher. Lamona eye level fitted microwave, A Rangemaster professional 110 dual fuel cooking range with cooker hood, central island unit with cupboards under and matching worktop, incorporates a wine cooler. Inset LG American fridge freezer. Ceiling down lighters.





**Utility Room**



18' 2" x 6' 5" (5.54m x 1.96m) with tiled floor, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine. Rear exterior door. Built in cupboard housing a Worcester oil fired central heating boiler and hot water storage tanks.

## FIRST FLOOR

### Central Landing



11' 8" x 9' 5" (3.56m x 2.87m) Approached via staircase from the Reception Hall with central heating radiator, built in airing cupboard with central heating radiator and built in linen cupboard.

### Rear Principal Bedroom 1

18' 3" x 14' 8" (5.56m x 4.47m) (max) with front and rear aspect windows.



### En Suite Shower Room

9' 1" x 5' 3" (2.77m x 1.60m) with tiled floor, good quality suite provides vanity unit with illuminated mirror over, double sized shower cubicle with dual head shower, heated towel rail, low level flush toilet, front opaque window.



### Front Double Bedroom 2



14' 7" x 14' 1" (4.45m x 4.29m) with front aspect window, built in wardrobes

### En Suite Shower Room



6' 3" x 7' 3" (1.91m x 2.21m) with tiled floor and aqua boarding to walls. Low level flush toilet, vanity unit with illuminated mirror over, double sized shower cubicle with dual head shower. Heated towel rail, front opaque window.

### Rear Double Bedroom 3



14' 4" x 14' 1" (4.37m x 4.29m) with rear aspect window and central heating radiator.

### Rear Double Bedroom 4



14' 4" x 14' 1" (4.37m x 4.29m) with rear aspect window and central heating radiator.

### Main Bathroom

7' 8" x 9' 5" (2.34m x 2.87m) with tiled floor, fully tiled walls. Free standing double ended bath with free standing mixer taps, low level flush toilet, vanity unit with inset ceramic wash hand basin with mirror cabinet over, corner shower cubicle with curved shower doors, dual head shower, heated towel rail, side opaque window.



## EXTERNALLY

### To the Front





A stone walled forecourt with lawned area.

Side driveway leads to a –

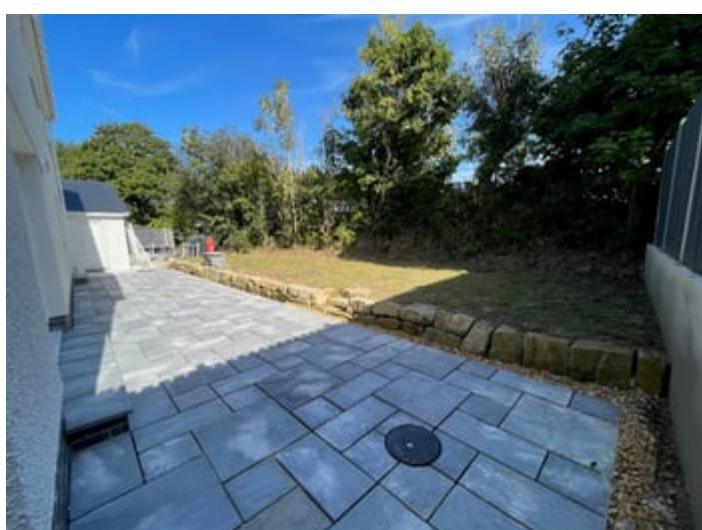
### **Detached Garage**



19' 1" x 16' 1" (5.82m x 4.90m) with electric up and over door, power and light connected.

### **At the Rear -**

A further pleasant lawned garden with mature hedging to rear boundary. Extended patio from kitchen.



### **TENURE**

The property is of Freehold Tenure.

### **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**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

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

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### **Services**

Mains Electric, water and Drainage. Oil Fired Central Heating (Under floor heating to ground floor). uPVC Double Glazing. High insulative qualities throughout. Solar Panels for hot water.

Council Tax Band F (Ceredigion County Council).

## MATERIAL INFORMATION

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**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil. Solar Water. Underfloor Heating.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** A (92)

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>	92	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

### Directions

From Aberaeron the property is best approached by taking the main A487 coast road south west towards Cardigan. Proceed to the village of Synod Inn and turn right onto the A486 New Quay road. Follow the course of the road into the village of Cross Inn and drive straight through the village. As you leave the village you will encounter a sweeping right hand bend. The entrance to Heol Y Cwm is the next stone walled entrance on the right hand side. As you drive into the avenue of properties, follow the road around to the left towards the end and you will see this property in the corner right hand plot position identified by the agents for sale board.

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

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