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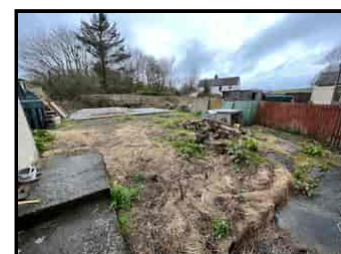


**RICS**



Since 1989

*Attention 1st Time Buyer. 2 Bed Semi-Detached Home. Cross Inn. Nr New Quay. West Wales.*



**5 Bro Hafan, Cross Inn, New Quay, Ceredigion. SA44 6NQ.**

**R/3609/RD**

**£180,000**

**\*\* Attention 1st time buyers \*\* Ideal to get onto the property ladder \*\* Spacious 2 bed dwelling \*\* Central village location \*\* Walking distance to village amenities \*\* Private off-road parking \*\* Large rear garden \*\***

The property is situated within the coastal village of Cross Inn with its village shop, public house, good public transport connectivity and nearby primary schools. The fishing village of New Quay with its local cafes, bars, restaurants, primary school and doctors surgery is within 5 minutes journey from the property.



### Entrance Hallway

via uPVC glass door with stairs to 1st floor.

### Kitchen

16' 9" x 9' 9" (5.11m x 2.97m) modern range of base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, under-stairs storage, washing machine connection point, gas hobs with extractor over, electric oven and grill, tiled splashback, dual aspect windows to front and rear, side pedestrian door, red quarry tiled flooring, radiator, multiple sockets, BT point.

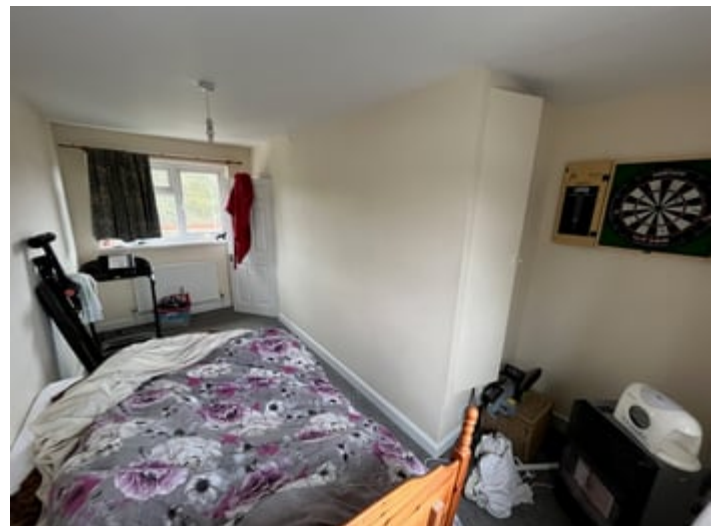


### Landing

with window and access to:

### Front Bedroom 1

16' 8" x 10' 1" (5.08m x 3.07m) double bedroom, dual aspect windows to front and rear, side storage cupboard, multiple sockets, 2 x radiator.



### Front Bedroom 2

10' 7" x 15' 1" (3.23m x 4.60m) double bedroom, window to front, multiple sockets, radiator.





### Bathroom

10' 6" x 5' 4" (3.20m x 1.63m) white bathroom suite including jacuzzi bath with shower over, WC, single wash hand basin, radiator, vinyl flooring, heated towel rail, 2 x rear windows.



### External

#### To Front

The property is approached from the estate road to a private parking area with side footpaths leading through to:



### Rear Garden

with rendered outbuilding split into 2, housing Firebird oil combi-boiler and side wood store, rear garden, raised lawn area with concrete base ready for garden shed.



### Services

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

Council Tax Band B.

### Directions