

Regulated by:



**RICS**



Since 1989

*Attention 1st time buyers/investors. High specification 3 bed semi-detached home. Near Aberaeron/Llanon, near Cardigan Bay, West Wales*



**9 Cae John, Cross Inn, Llanon. SY23 5NB.**

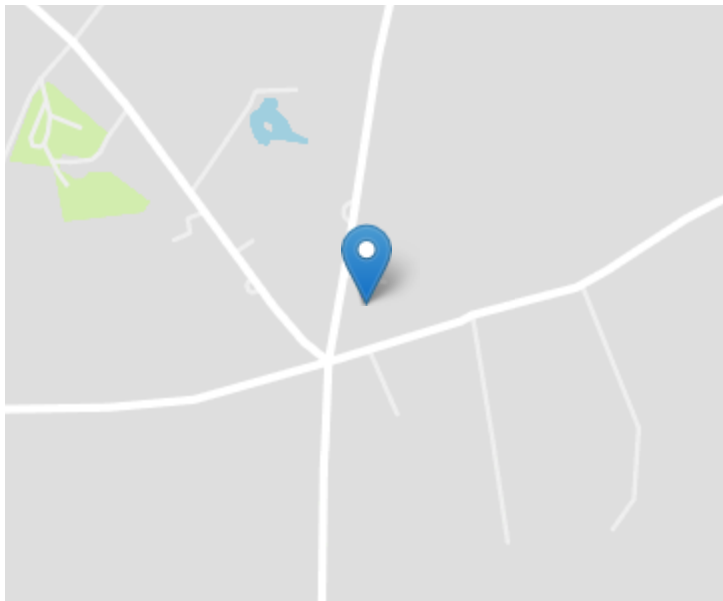
**R/3686/RD**

**£229,000**

**\*\* Attention 1st time buyers \*\* Attention investors \*\* High specification 3 bedroom semi-detached home \*\* Set within the largest plot on the estate \*\* Off-road private parking \*\* No overlooking \*\* Luxurious kitchen and bathroom \*\* NHBC warranty remaining outstanding \*\* Modern living \*\* Perfect for a family \*\* Highly efficient with low running costs \*\* Modern design \*\* Popular village location \*\* Completed by a renowned local developer \*\***

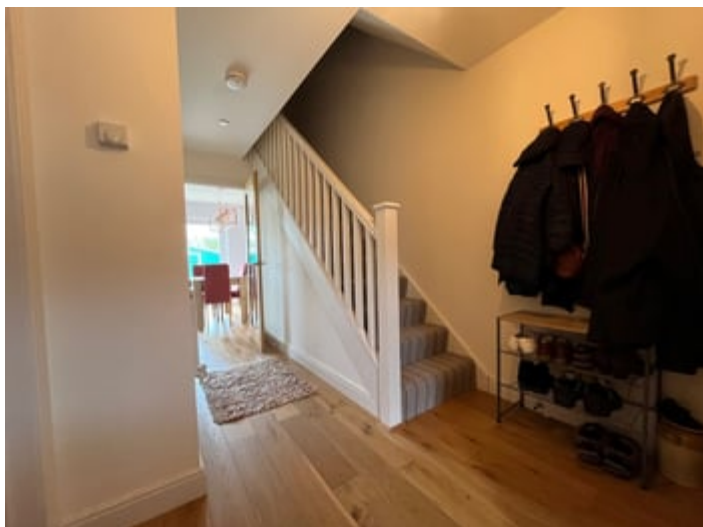
**\*\* AN EXCELLENT OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated within the rural village of Cross Inn being only 6 miles from the picturesque harbour town of Aberaeron offering a comprehensive range of shopping, schooling and leisure facilities, approximately 12 mile equidistant from the university towns of Aberystwyth and Lampeter. xxxx offering a village shop, public house and creche.



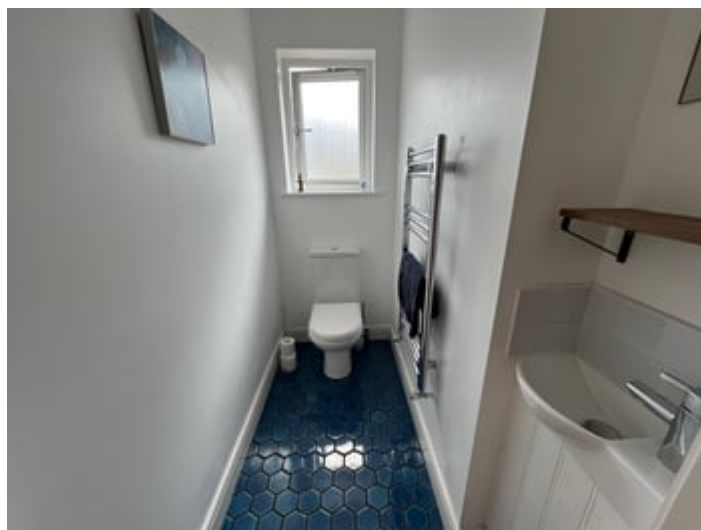
### Entrance Hallway

15' 3" x 7' 5" (4.65m x 2.26m) accessed via a glass panel composite door, oak flooring, radiator, stairs to 1st floor, multiple sockets.



### WC

WC, heated towel rail, corner single wash hand basin, front window, tiled flooring.



### Lounge

4' 5" x 12' 9" (1.35m x 3.89m) oak flooring, window to front, TV point, multiple sockets, radiator, spacious accommodation.



### Kitchen





9' 8" x 11' 7" (2.95m x 3.53m) a modern grey high quality kitchen base and wall units with quartz worktop, Lamona oven and grill, gas hobs with extractor over, Belfast sink with mixer tap, tiled splash back, space for dining table, patio door and rear window to garden, spotlights to ceiling, oak flooring, under-stairs cupboard with open door into:

#### Utility Room



5' 1" x 11' 6" (1.55m x 3.51m) with a range of grey base and wall units with sink and drainer, Formica worktop, external door to garden, side window washing machine connection,

tiled flooring, space for fridge/freezer, side cupboard housing a Worcester gas boiler.

## FIRST FLOOR

### Landing

access to loft, airing cupboard.



### Bathroom

6' 6" x 7' 9" (1.98m x 2.36m) a luxurious bathroom suite including a 'P' shaped panel bath with side glass panel and shower over, WC, single wash hand basin on vanity unit, part tiled walls, tiled flooring, rear window, heated towel rail, spotlights to ceiling.



### Rear Bedroom 1

9' 6" x 12' 9" (2.90m x 3.89m) large double bedroom, rear window overlooking garden, multiple sockets, radiator, spotlights to ceiling.



### En-Suite

An enclosed tiled shower unit, heated towel rail, single wash hand basin on vanity, tiled flooring, spotlights to ceiling.



### Front Bedroom 2

10' 8" x 11' 5" (3.25m x 3.48m) double bedroom, window to front multiple sockets, TV point.



### Front Bedroom3

8' 1" x 9' 9" (2.46m x 2.97m) with window to front, multiple sockets, TV point, radiator.



### EXTERNAL

#### To Front

The property is approached from the adjoining estate road to a gravelled off road parking area, with side footpaths leading along the side lawn to the rear garden





### Rear Garden

enclosed by a 6' high high quality close board fence offering a completely private garden space with extending patio from the kitchen and dining room.

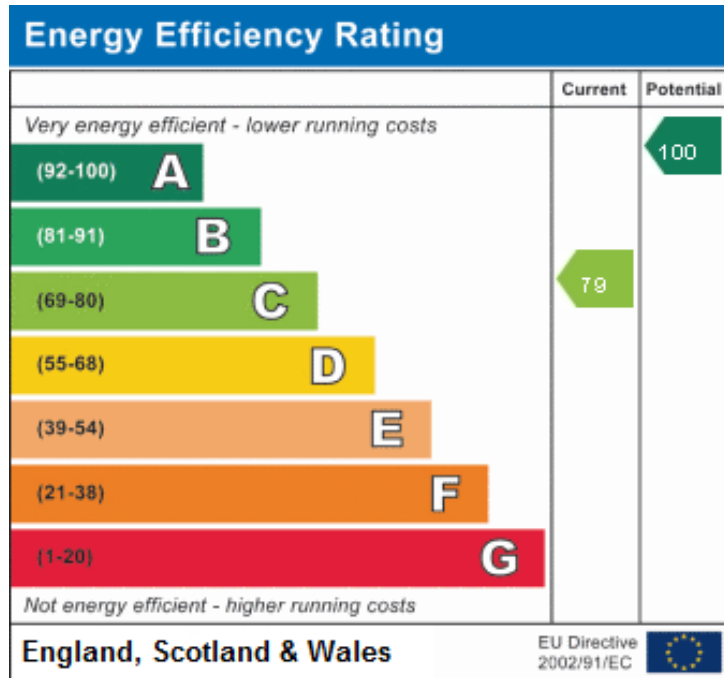
### Services

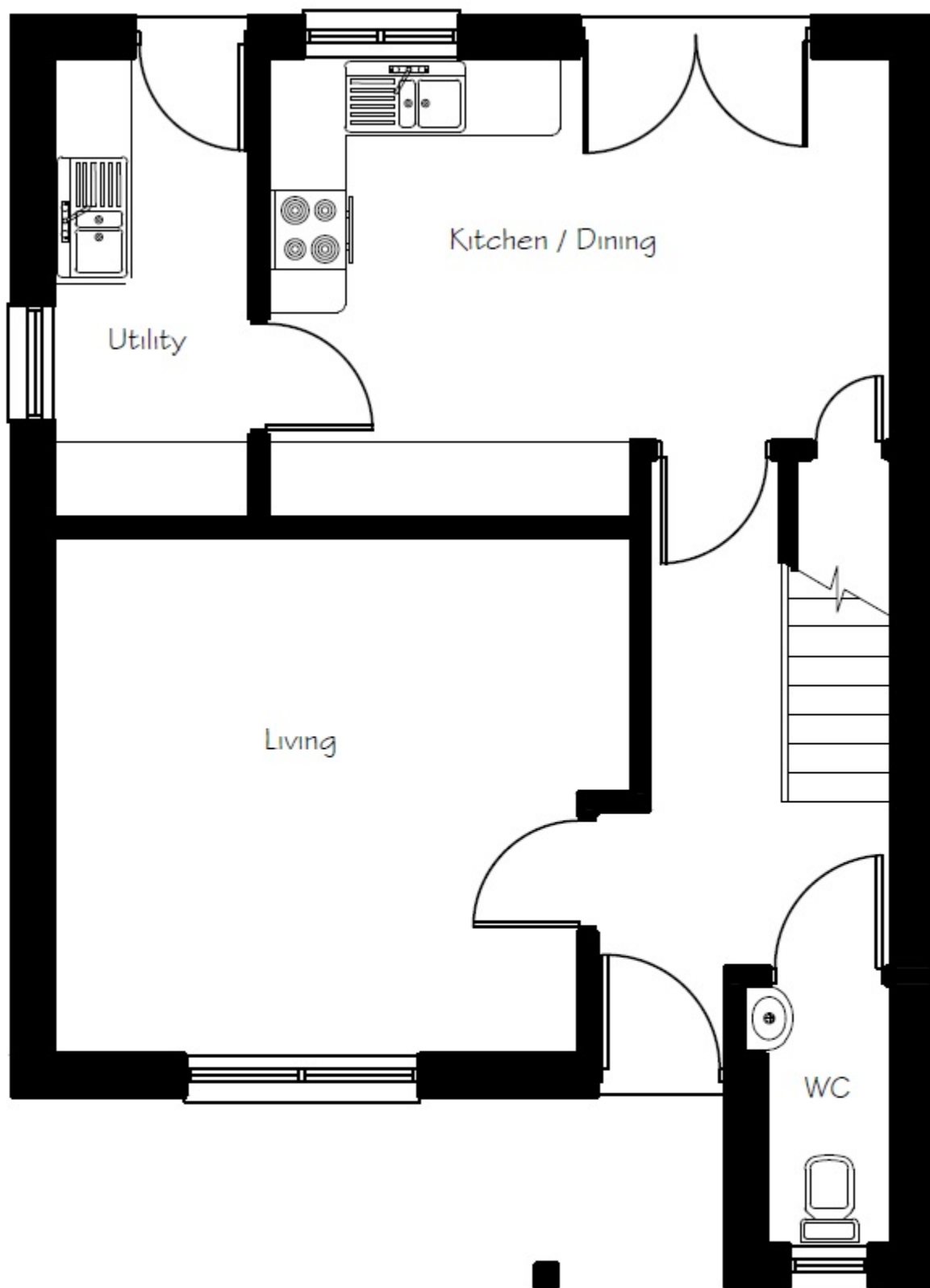
We are advised the property benefits from mains water, electricity and drainage. LPG gas central heating.

### Directions

Travelling from Llanrhystud on the A487 head north from the village crossroads towards the B437 signposted Lampeter. Proceed along this road for approximately 4 miles travelling through the village of Nebo, continue along this road for approximately another ½ mile and the development can be seen on the left hand side before you reach the village

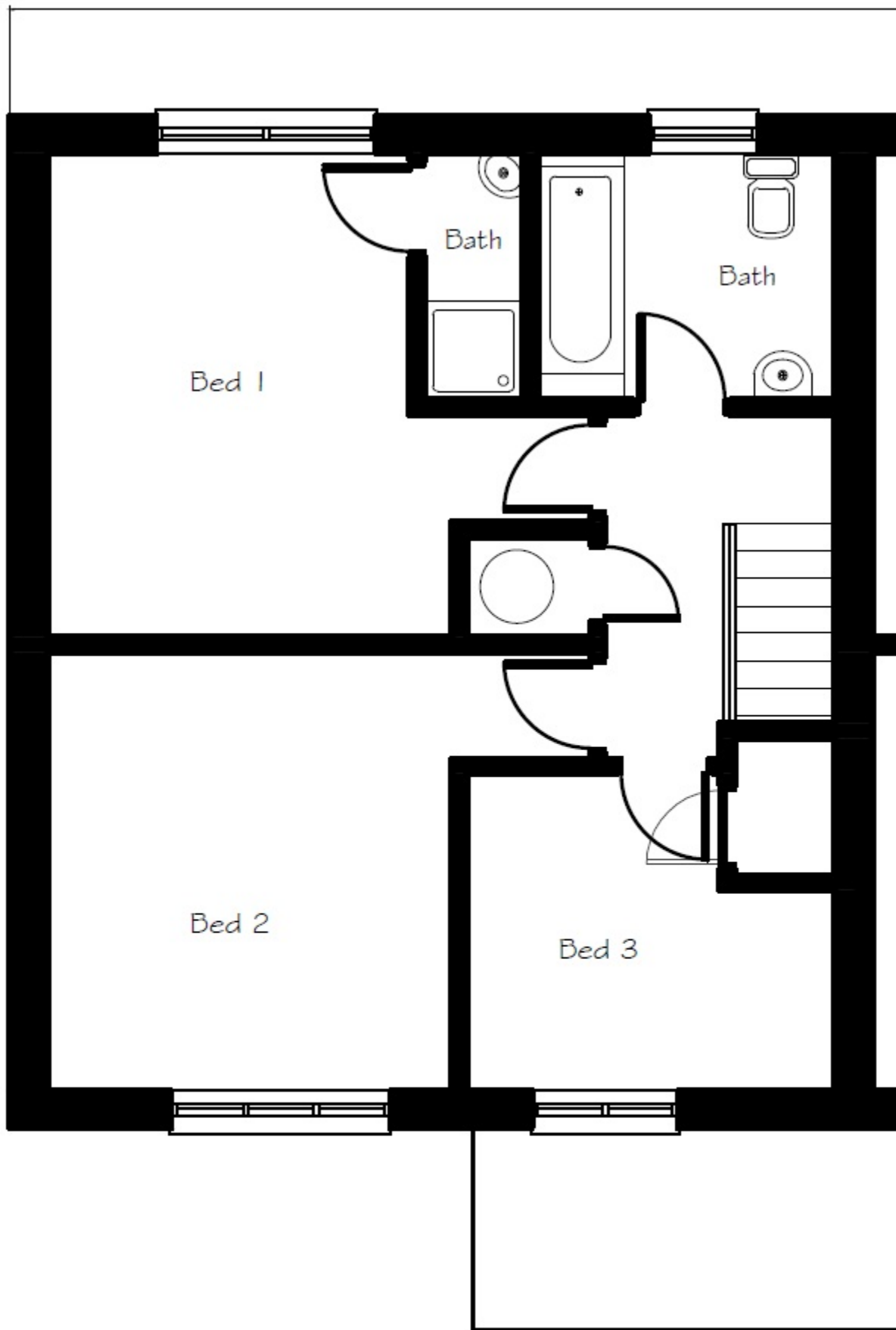
crossroads of Cross Inn. Turn into the development and bare immediately right and continue to the end of this road and the property is located on the right hand side as identified by the agents for sale board.





***LLAWR GWAELOD  
GROUND FLOOR***





***LLAWR CYNTAF***  
***FIRST FLOOR***