

*A most delightful, fully refurbished 3 bedroom detached bungalow. Located in the sought after coastal village of Cross Inn. Near New Quay.*



**Yr Anfil, Cross Inn, New Quay, Ceredigion. SA44 6NP.**

**£339,950**

**Ref R/5056/ID**

**\*\*A most delightful, recently refurbished detached bungalow\*\*Offering deceptively spacious 3 double bedroom (1 en suite) accommodation\*\*Nicely tucked away location, yet being in the heart of the popular coastal village of Cross Inn\*\*Level walking distance to all village amenities\*\*Only 2 miles from the Cardigan Bay coastline at New Quay\*\*Recently renovated to a high standard\*\*Generous garden and grounds\*\*Ample private parking and integral garage\*\*WORTHY OF AN EARLY INSPECTION\*\***

The accommodation provides - entrance hall, front lounge, kitchen/dining room, utility room, integral garage, family bathroom, 3 double bedrooms (1 en suite).

The property is located in a quiet tucked away location, being close to the centre of the village of Cross Inn which offers an excellent range of local amenities including popular village pub, shop, cafe and bus route. Lies only some 2 miles south of the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. Some 8 miles from the Georgian harbour town of Aberaeron and an easy reach of the larger marketing and amenity centres of the area.



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## GENERAL

Since acquiring the property the current vendors have invested significantly in the complete renovation of Yr Anfil. All works have been carried out by a reputable local builder to an extremely high standard and now offers a most delightful and modern residence perfect for retirement couples or families.

The property is of timber frame construction with a block outer under an integrated tiled roof.

The property is well worthy of an early inspection.

## THE ACCOMMODATION

### Entrance Hall

23' 3" x 11' 8" (7.09m x 3.56m) via glazed timber door with side panels, oak effect laminate flooring, central heating radiator, 5' doorway into -

### Front Lounge



13' 4" x 17' 0" (4.06m x 5.18m) a spacious lounge with a large double glazed window to front bringing in an abundance of natural light, chimney breast with electric fire and surround, granite hearth, central heating radiator, tv point.

### Kitchen/Dining Room

12' 6" x 25' 8" (3.81m x 7.82m) a large social room great for



entertaining with a modern kitchen comprising of fitted shaker style base and wall cupboard units with oak effect working surfaces above, ceramic 1½ drainer sink with mixer tap, integrated dishwasher, electric range cooker oven with LPG hobs above with matching extractor hood, tall larder unit, alcove for American fridge freezer, spot lights to ceiling, under counter lights, 2 large double glazed windows to rear and glazed upvc door, space for large dining table, 2 central heating radiators, oak effect laminate flooring.







### Utility Room

10' 2" x 10' 0" (3.10m x 3.05m) with plumbing for automatic washing machine, Worcester oil fired boiler (5 years old and serviced every year), glazed door to rear. Door into -

### Integral Garage

10' 9" x 15' 9" (3.28m x 4.80m) with up and over door, electric connected hatch to fully insulated and boarded loft.

### Main Bathroom



7' 4" x 6' 9" (2.24m x 2.06m) a modern bathroom comprising of a modern 4 piece suite with free standing bath with hot and cold taps and pull out head, corner shower with mira electric shower above, dual flush w.c. vanity unit with wash hand basin, illuminous mirror, heated towel rail, extractor fan.

### Principal Bedroom 1



12' 7" x 11' 5" (3.84m x 3.48m) a spacious room with double glazed window to rear, built in cupboards, tv point, central heating radiator. Door into -

## En Suite



7' 4" x 5' 3" (2.24m x 1.60m) having a three piece suite comprising of walk in shower unit with mains fain fall shower above, vanity unit with inset wash hand basin, dual flush w.c. pvc lined boards.

## Double Bedroom 2



10' 10" x 9' 8" (3.30m x 2.95m) double glazed window to front, central heating radiator, built in cupboard.

## Double Bedroom 3

10' 2" x 9' 5" (3.10m x 2.87m) with double glazed window to front, central heating radiator, feature wall panelling, built in cupboard.

## EXTERNALLY



## To the Front



The property is approached via its own concrete driveway which then continues onto a gravelled driveway with private parking for 3-4 cars. Access into the integral garage.

PLEASE NOTE - The neighbouring property has a right of way over this concrete driveway.

## Front Forecourt

Laid to lawn with many mature shrubs, flowers and trees.  
Golden chippings to front door.

Pathway to both sides leads to rear garden.



## Rear Garden





Being a private south facing rear garden being fully enclosed, mostly laid to lawn.

## **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**

**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](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

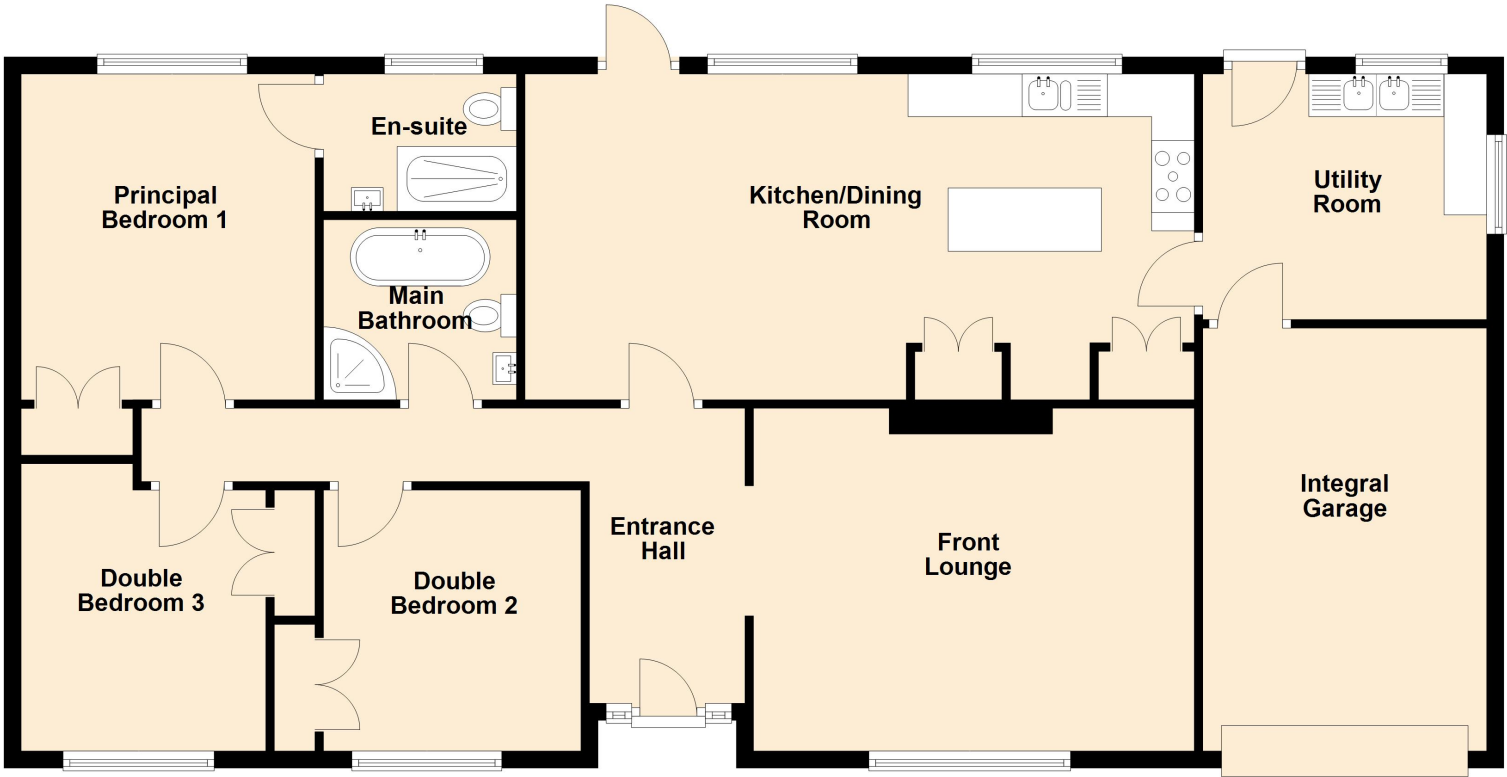
## **Services**

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

Council Tax Band E (Ceredigion County Council).

Tenure - The property is of Freehold Tenure.

**Floor Plan**



## MATERIAL INFORMATION

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**Council Tax:** Band E

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.

**EPC Rating:** D (63)

**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

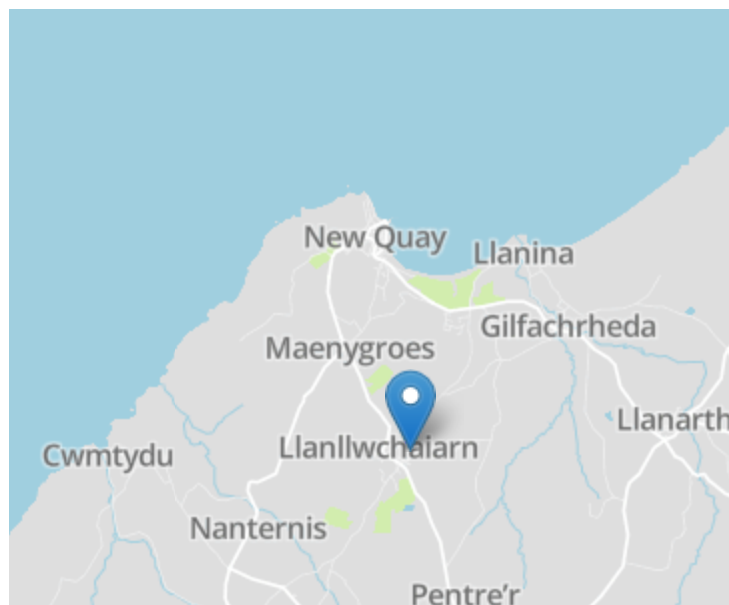
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** Yes

### Construction Type

Timber frame construction with block outer under a integrated tile roof.






## Directions

From Aberaeron proceed south west on the A487 coast road to the village of Synod Inn. At Synod Inn turn right onto the New Quay road. Follow the road into the village of Cross Inn. In the centre of the village alongside the public house, turn right, continue for approximately 100 yards and you will see a Morgan & Davies arrow board pointing left. Continue down this driveway and the property will be the first property on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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