

Impressive High Spec Apartment. Rare Opportunity under the Affordable Housing Scheme. Select Residential Estate. Village Community. 2 Miles New Quay.



Apartment 19 Heol Y Cwm, Cross Inn, Nr New Quay, Ceredigion. SA44 6BB.

£119,000

Ref R/4410/ID

****Impressive high-spec apartment on first floor**Rare opportunity**Under the Affordable Scheme**Also ideal for retirement, downsizing etc.**Select residential estate**Popular village community**2 miles from the coast at New Quay**Double glazing**Solar panels for electricity**Good quality fittings throughout**Ready to move in without any further expense**Pleasant corner plot within select much praised residential estate**Private parking**Rear private garden****

****Offered under the Affordable Housing Scheme - not limited to first time buyers****

Heol Y Cwm is a well designed and presented private residential estate on the outskirts of the village of Cross Inn which offers an excellent range of local amenities and is on a bus route. 2 miles from the popular coastal resort and seaside fishing village of New Quay. Some 8 miles from the Georgian harbour town of Aberaeron. Easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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Ground Floor Entrance to -

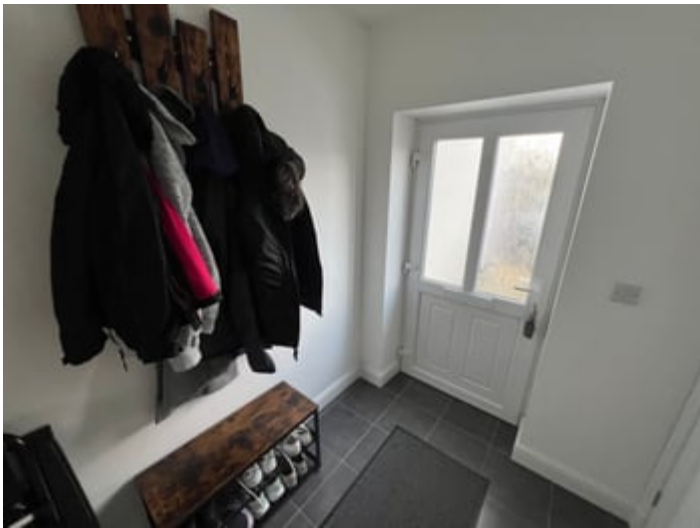
FIRST FLOOR

Full length Landing with laminate flooring, central heating radiator.

Hallway and Utility Room.

12' 11" x 5' 7" (3.94m x 1.70m) with a stainless steel single drainer sink unit H&C, base cupboards with appliance space at side and plumbing for automatic washing machine. Built-in airing cupboard which also houses the electric central heating boiler. Front and rear exterior door.

Stairs lead to -



Bathroom

9' 3" x 5' 7" (2.82m x 1.70m) with a white suite providing a panelled bath with shower over, pedestal wash hand basin, low level flush toilet, heated towel rail, built-in cupboard.



Rear Double Bedroom 1

12' 11" x 7' 8" (3.94m x 2.34m) with central heating radiator.



Rear Double Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m) with central heating radiator.





Large Lounge/Kitchen/Dining Room

22' 9" x 13' 1" (6.93m x 3.99m) with double aspect windows to front, laminate flooring to kitchen area which is fitted with a good wide range of base and wall cupboard units with Formica working surfaces, breakfast bar, stainless steel single drainer sink unit H&C, integrated Logic fan assisted oven with ceramic hobs over and feature extractor hood, central heating radiator. Central heating radiator.



EXTERNALLY

Side Driveway

With parking for 2 vehicles.



Rear Garden

Good sized rear garden laid to lawn.



MONEY LAUNDERING

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.

TENURE

The property is of leasehold Tenure.

Services

Mains electricity, water and drainage. Economy 10 heating system with traditional hot water radiators.

Council Tax Band A (Ceredigion County Council).



Directions

From Aberaeron proceed south west on the A487 coast road towards Cardigan. At the village of Synod Inn turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn. Drive through the village and as you leave the village you will encounter a hair pin right hand bend.

Thereafter you will see an entrance to Heol Y Cwm residential estate on the right hand side. Follow the estate road right to the very end and you will see the apartments directly in front at the end of the cul-de-sac.

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

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