

Spacious detached 3 bed bungalow set in popular coastal village. Cross Inn Near New Quay, Cardigan Bay - West Wales.



13 Pencnwc Isaf Cross Inn, New Quay, Ceredigion. SA44 6NT.

£290,000

Ref R/4764/RD

****Well presented and spacious 3 bed detached bungalow**Set within large plot with private rear garden and ample off road parking**Ideal for those seeking to down size and enjoy a quiet coastal village setting**Walking distance to amenities**5 minutes drive to New Quay**Comfortable family living accommodation**High quality kitchen and bathroom**Air Source heat pump and solar panels**A GREAT OPPORTUNITY NOT TO BE MISSED !**

The property is situated within the village of Cross Inn, within a private cul de sac on the edge of the village. Cross Inn offers a good level of local services and amenities including village shop and post office, public house places of worship, agricultural merchants and nearby bars and restaurants. The property is on a public transport route that leads into the popular coastal and seaside fishing village of New Quay along the Cardigan Bay coastline with its sandy beaches, local cafes, bars, restaurants, doctors surgery, primary school and access to the All Wales coastal path. The property lies some 8 miles from the Georgian Harbour town of Aberaeron and an easy reach of the larger Marketing and Amenity centres of Cardigan, Aberystwyth and Lampeter.



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THE ACCOMMODATION

Entrance Hallway

12' 3" x 4' 10" (3.73m x 1.47m) being L shaped and accessed via a glass panel upvc door with side glass panel, radiator, wood effect flooring, access to loft, airing cupboard.



Lounge/Dining Room

21' 0" x 12' 3" (6.40m x 3.73m) a large family living room with a stone feature fireplace with LPG gas Realflame fire, 2 radiators, large window to front and 6' sliding patio door leading through to rear decking and garden area, wood effect flooring, multiple sockets, TV point.



Kitchen/Breakfast Room

18' 6" x 10' 2" (5.64m x 3.10m) with range of modern good quality oak effect base and wall units with formica work surfaces, LPG gas Cannon double oven and ceramic hob unit, stainless steel sink and drainer with mixer tap, rear exterior door, plumbing for washing machine, space for free standing fridge freezer, radiator, dual aspect windows to garden, external door, vinyl flooring.



Bathroom

Recently refurbished to provide a high quality bathroom suite including paneled bath with Triton electric shower over, single wash hand basin and vanity unit, heated towel rail, w.c. fully tiled walls.



Front Bedroom 1

13' 5" x 9' 5" (4.09m x 2.87m) a double bedroom with radiator, fitted wardrobes, multiple sockets.



Rear Bedroom 2

11' 5" x 9' 8" (3.48m x 2.95m) a double bedroom, radiator, multiple sockets, window to garden.



Bedroom 3

9' 1" x 9' 0" (2.77m x 2.74m) a double bedroom, multiple sockets, radiator, fitted wardrobes.



EXTERNALLY

To the Front

The property is approached via the cul de sac driveway to the front of the property with tarmacadamed front driveway with ample parking and turning space, pleasant spacious lawned forecourt with central raised flower beds and mature ornamental trees and bushes.

Access to -





Integral Garage

21' 11" x 8' 5" (6.68m x 2.57m) (with potential for additional bedroom/living accommodation - stc), multiple sockets and lighting, plumbing for automatic washing machine, front up and over door.

To the Rear

An enclosed private rear garden with raised decking/patio areas with lighters, large grassed area with range of mature planting shrubs to borders.

Additional decking area with pleasant gravelled areas with flowers/shrub beds.

In the corner of the garden is a Cedarwood Shed with pergola which conceals a large gravelled storage area.





2023).

Council tax (Ceredigion County Council).

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - 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

The property benefits mains water, electricity and drainage. Heating via Air Source heat pump and solar panels (Installed

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Garage.

Heating Sources: Air Source Heat Pump. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

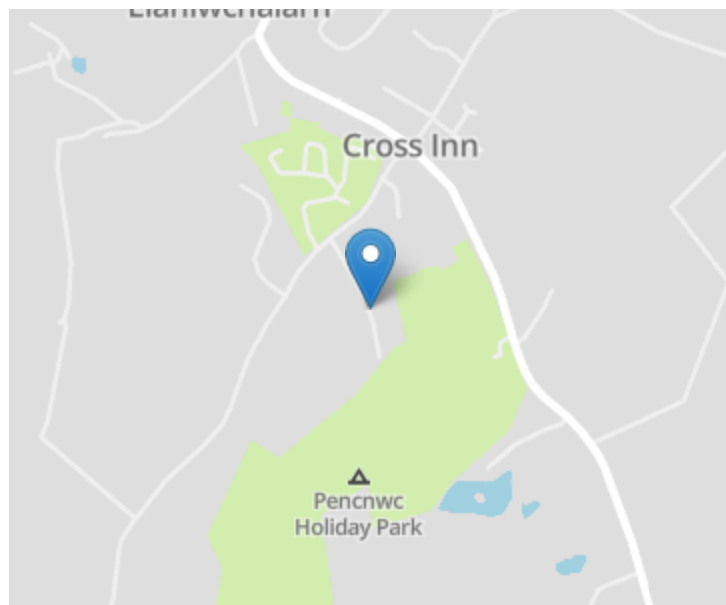
Any risk of coastal erosion? No

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



Directions

The property is best approached by taking the A487 coast road south west towards Cardigan. At the village of Synod Inn, turn right onto the A486 New Quay road and follow this road for some 2 miles into the village of Cross Inn. In the centre of the village alongside The Penrhiwgaled Arms public house, turn left. Proceed up the road for approximately 200 yards and Pencnwc Isaf is the second estate type entrance on the road on the left hand side. Proceed down this lane and the property is located on the left hand side as identified by the agents for sale board.

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

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