

*A comfortable 3 bedroom bungalow set within a spacious plot. Popular Coastal village, Cross Inn,  
Nr New Quay, West Wales*



**2 Parc Yr Efail, Cross Inn, New Quay, Ceredigion. SA44 6LJ.**

**£317,000**

**R/4311/RD**

**\*\*Comfortable and well maintained 3 bedroom bungalow set in large, spacious plot \*\* Ample off-road parking \*\* Private rear gardens \*\* Walking distance to village amenities \*\* Impressive kitchen & living space \*\* 2 Bathrooms \*\* Ideal for those seeking to get on the housing ladder or those seeking to downsize \*\* An impressive well presented property that must be viewed to be appreciated \*\***

The property is situated within the coastal village of Cross Inn, being some 5 minute drive from fishing village of New Quay. Cross Inn offers a good level of local amenities and services including public house, shop and Post Office, agricultural merchants, public transport connections and nearby primary school. New Quay offers a good level of local amenities including and services including primary school, doctors surgery, local shops, cafes, bars and restaurants and sandy beaches. The Georgian harbour town of Aberaeron with a secondary school and leisure centre is within a 15 minute drive of the property. The property lies equidistant from the University town of Aberystwyth and Estuary town of Cardigan in the South.



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## The accommodation provides -

### Entrance Hallway

Accessed via a glass panelled composite door, oak flooring, radiator, airing cupboard (housing a Worcester oil fired boiler), separate storage cupboard.



### Lounge

18' 5" x 12' 3" (5.61m x 3.73m). A large family living room with feature electric fire, 2 x radiators, sliding patio door to front, multiple sockets, TV point.



### Bedroom 1

7' 2" x 10' 1" (2.18m x 3.07m) with window to side, radiator, multiple sockets.



### Rear Bedroom 3

9' 0" x 9' 5" (2.74m x 2.87m). Double bedroom with window to rear garden, multiple sockets, radiator.

### Rear Bedroom 2

12' 2" x 11' 2" (3.71m x 3.40m). Double bedroom with oak flooring, rear window to garden, multiple sockets, radiator.



### Shower Room

4' 7" x 6' 3" (1.40m x 1.91m) with enclosed tiled shower unit, WC, single wash-hand basin, heated towel rail, window to front, tiled flooring, part tiled walls

### Bathroom

6' 6" x 8' 9" (1.98m x 2.67m) panelled bath, WC, single wash-hand

basin and vanity unit, part tiled walls, rear window, tiled flooring, heated towel rail.



### Sitting Room/Potential Dining Room/Potential Play Room

8' 9" x 9' 2" (2.67m x 2.79m) with oak flooring, dual aspect windows to front and rear garden, multiple sockets, radiator, steps leading down into -



### Kitchen

11' 9" x 19' 3" (3.58m x 5.87m) with a range of off-white base and wall units, wood effect flooring, fitted dishwasher, space for electric and gas cooking range, ceramic sink and drainer with mixer tap, dual aspect windows to front and side, rear glass doors leading to -





## Sunroom/Utility

7' 7" x 10' 2" (2.31m x 3.10m) located at the rear of the property enjoying all day sunshine with windows overlooking the garden, washing machine and dryer connection, tiled flooring, spotlights to ceiling, space for dining table, radiator and space for American fridge freezer, side door to garden.



## External

### To the front

The property is approached from the adjoining state road into a large tarmac forecourt with space for 3+ vehicles to park and an area laid to lawn with a side footpath leading through to



## To Rear & Side

an enclosed rear garden and patio areas - being south and west facing enjoying all day sunshine and in complete privacy with no overlooking. To the side of the main house is a useful shed/building which is subject to negotiation.





## 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.

### Services

The property benefits from : Mains Electricity, Water & Drainage. Oil Fired Central Heating

Tenure : Freehold





### Directions

On entering the village of Cross Inn turn up passed the side of the Penrhigaled Inn and continue passed the Village Caravan Park until you reach Parc yr Efail on your right hand side. Turn into the estate and the property is the second on the right 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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