

Immaculately presented and deceptively spacious detached 3 bed (1 en suite) bungalow. Located on a select residential development. Favoured coastal village of Cross Inn Near New Quay - West



7 Heol Y Cwm Cross Inn, New Quay, Ceredigion. SA44 6BB.

£398,000

Ref R/4534/ID

****Immaculately presented and deceptively spacious 3 bed (1 en suite) detached bungalow**** Located in a sought after residential development ****On the fringes of the popular coastal village of Cross Inn near New Quay**** Generous sized garden and grounds ****Ample private parking**** Detached Garage ****High quality fixtures and fittings throughout**** Oil fired under floor heating ****Double glazing throughout**** Only 3 miles from the Cardigan Bay Coastline ****Solar Panels**** A level walk to a good range of village amenities ******

The property comprises of Ent Hall, 3 Double Bedrooms (1 en Suite), Main Bathroom, L Shaped Kitchen/Dining Room, Utility Room, Lounge and Sun Room.

Located on the fringes of the popular coastal village of Cross Inn. The village offers a good level of local amenities and services including popular public house, village shop and post office, agricultural merchants and good public transport connectivity. The fishing village of New Quay is within 5 minutes drive of the property offering renowned local cafes, bars, restaurants, sandy beaches, primary school, doctors surgery and places of worship. The university town of Aberystwyth and the estuary town of Cardigan are equidistant 30 minutes drive from the property.



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THE ACCOMMODATION

Entrance Hall



20' 3" x 8' 2" (6.17m x 2.49m) via half glazed upvc door, laminate flooring, large airing cupboard housing hot water tank, access hatch to loft.

Front Bedroom 1



14' 0" x 11' 9" (4.27m x 3.58m) a spacious double room with double glazed window to front, multiple sockets. TV point. Doors into -

En Suite



7' 4" x 4' 9" (2.24m x 1.45m) a modern 3 piece suite comprising of a corner shower unit with mains shower above, pedestal wash hand basin, dual flush w.c. tiled floors, tiled walls, extractor fan, stainless steel heated towel rail, spot lights to ceiling, frosted window to front.

Bedroom 2/Office

14' 2" x 9' 8" (4.32m x 2.95m) (max) currently used as an office, however, would make a perfect double room with built in wardrobes, laminate flooring, double glazed window to side, multiple sockets. TV point.



Bedroom 3



13' 7" x 9' 4" (4.14m x 2.84m) a spacious double room with double glazed window to front, multiple sockets. TV Point.

Main Bathroom

10' 4" x 6' 2" (3.15m x 1.88m) a stylish contemporary suite comprising of a panelled bath with a mixer tap, double corner shower with mains shower above, pedestal wash hand basin, dual level flush w.c. fully tiled walls and floors, stainless steel towel rail, frosted window to side, extractor fan, medicine cabinet with mirror, spot lights to ceiling.



L Shaped Kitchen/Dining Room

18' 9" x 16' 5" (5.71m x 5.00m) (max) with fitted 'off white' shaker style base and wall cupboard units with Formica working surfaces, inset 1½ stainless steel drainer sink, Rangemaster electric oven and grill, 4 ring gas hob with modern extractor hood above, integrated dishwasher, integrated fridge tiled splash back, display cabinets, 4'5" patio doors to rear, double glazed windows to rear. Space for large dining table. TV point.





Utility Room



10' 4" x 5' 8" (3.15m x 1.73m) an useful space with fitted cupboards, plumbing for automatic washing machine, stainless steel drainer sink, Grant oil fired boiler, tiled floor, upvc exterior door, space for fridge freezer.

Lounge





14' 1" x 19' 8" (4.29m x 5.99m) a lovely comfortable room with a focal point being the fireplace with reconstructed stone surround, oak mantle above, housing a multi fuel stove on a slate hearth, laminate flooring, multiple sockets, TV point, wall lights, 8'5" double doors and glazed side panels leading out to -

Sun Room



13' 7" x 12' 1" (4.14m x 3.68m) of dwarf wall construction with glazed upvc tilt and turn window surround, fitted pull down blinds, 9' bi-folding doors out to rear patio, central heating radiator, laminate flooring, poly carbonate roof.

EXTERNALLY

To the Front





The property is approached via the adopted estate road onto a large tarmac driveway with ample private parking for several cars.

Lawned front forecourt and access to -

Detached Garage



19' 0" x 12' 0" (5.79m x 3.66m) with automatic up and over door, side exterior door.

To the Rear



Paths surround the bungalow which leads to the rear.

A most pleasant south-facing rear garden laid to a large lawned area with many mature trees, flowers and shrubs with feature raised borders, patio area laid to slabs, water feature.

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 Freehold Tenure.

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

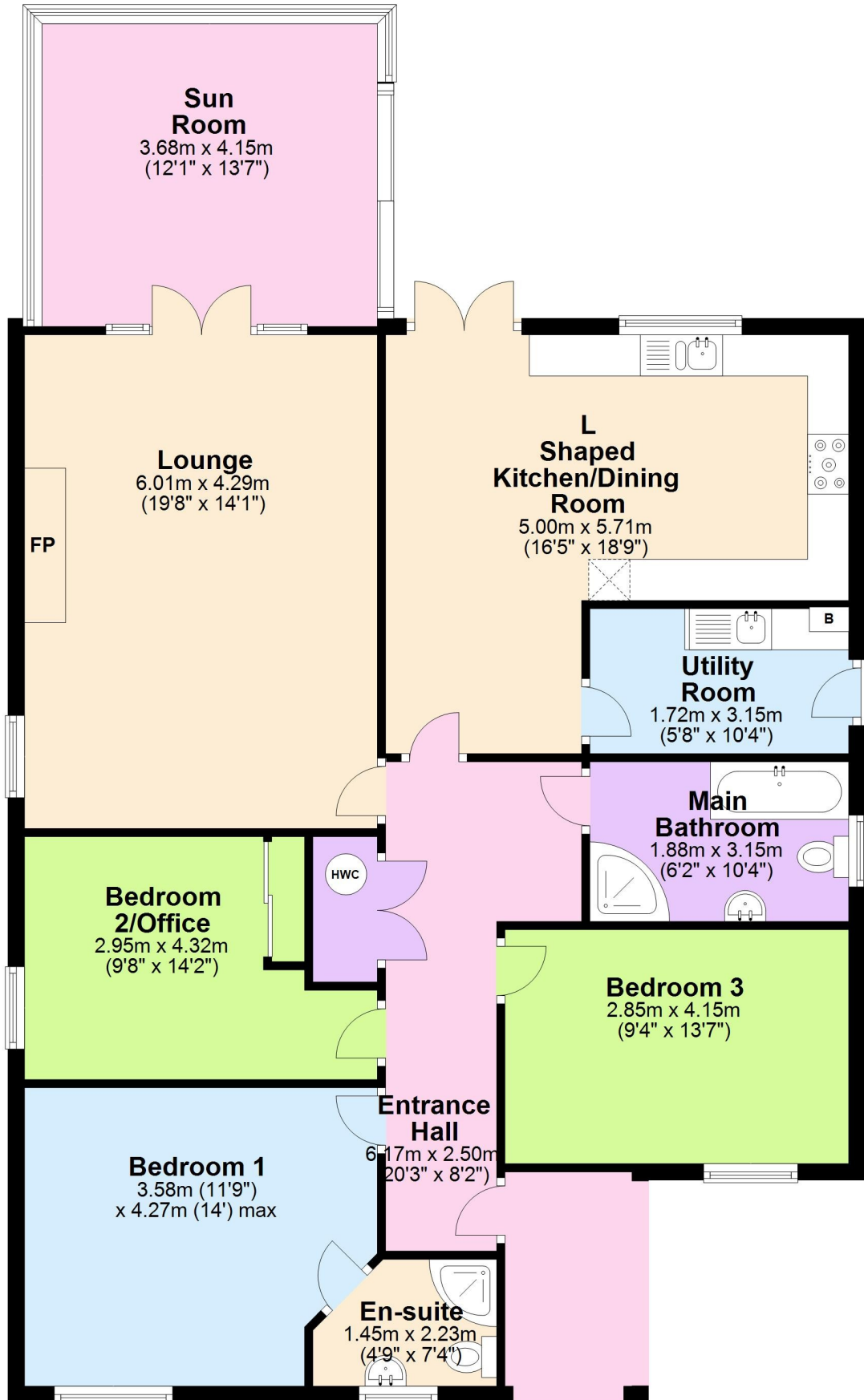
Services

We are advised that the property benefits from mains water, electric and drainage. Two Solar panels for hot water. Oil fired under floor heating. LPG Gas for cooking. Fibre optic broadband.

Council Tax Band E (Ceredigion County Council).

Ground Floor

Approx. 130.9 sq. metres (1409.4 sq. feet)



Total area: approx. 130.9 sq. metres (1409.4 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

7 Heol Y Cwm, Cross Inn, New Quay

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil. Solar Water.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: C (79)

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

From Aberaeron the property is best approached by taking the A487 coast road south west towards Cardigan. Proceed to the village of Synod Inn and turn right onto the A486 New Quay road. Follow the course of the road into the village of Cross Inn and drive straight through the village. As you leave the village you will encounter a sweeping right hand bend. The entrance to Heol Y Cwm is the first entrance on the right hand side. As you drive into the estate, follow the road around to the left and the property will be the second bungalow on the right hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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