

*Recently renovated high spec 3-4 bed detached house set in ½ an acre of garden and grounds.  
Cross Inn, Llanon - West Wales.*



**Maesrhug, Cross Inn, Llanon, Ceredigion. SY23 5ND.**

**£439,950**

**Ref R/3877/ID**

**\*\*Great Family Home\*\*** Recently renovated 3-4 Bed (En Suite) Detached Property **\*\*Set in just over 0.5 Acres\*\*** Great Quality of Workmanship throughout **\*\*Brand New Kitchen/Bathroom/Windows/Heating etc\*\*** Located in the convenient village of Cross Inn, Llanon **\*\*Only a 10 minute drive from the Cardigan Bay coastline\*\*** Under flooring heating to ground floor **\*\*Detached Double Garage\*\*** Lovely landscaped garden and grounds **\*\*Potential plot for another dwelling (subject to planning)\*\*** **MODERN FAMILY LIVING AT ITS FINEST ! \*\***

The accommodation provides - Open Plan Kitchen/Dining Room, Large Family Lounge, Utility Room, Downstairs w.c. Second Lounge/Office/4th Bedroom. First Floor - 3 Double Bedrooms, one En Suite, Family Bathroom. Extensive grounds measuring some 0.5 Acres.

The property is situated within the rural village of Cross Inn which offers a village shop, public house and creche, being only some 6 miles from the picturesque harbour town of Aberaeron offering a comprehensive range of shopping, schooling and



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## GENERAL

The current vendors acquired Maershug in 2019 and since then have invested a significant amount of money into completing renovating the property to an exceptional standard.

The vendors have spared no expense in fitting a new kitchen, new bathrooms, new double glazed windows and doors, new central heating system including under floor heating to the ground floor, new electric system and insulating the walls and the loft.

Maershug now offers the perfect modern family home and is extremely efficient and economical.

## GROUND FLOOR

### Open Plan Kitchen/Dining Room

15' 6" x 21' 4" (4.72m x 6.50m) via a Grey composite door with port hole, into a large modern open plan kitchen/dining room, comprising of a range of modern Cream base and wall cupboard units with formica working surfaces above, island with breakfast bar, Belling electric range oven with 5 ring electric hob above, stainless steel extractor hood, inset ceramic 1 ½ drainer sink with mixer tap, integral dishwasher, space for American fridge freezer, deep drawers, double glazed windows to front and rear, LVT flooring, spot lights to ceiling, understairs cupboard. Doorway into -







### Large Family Lounge

22' 5" x 15' 6" (6.83m x 4.72m) a lovely family room with multi fuel burner stove on a stone hearth, bifold doors to rear and onto patio bringing in an abundance of natural light, 2 double glazed windows to front, TV point, LVT flooring.







### Utility Room

5' 6" x 11' 7" (1.68m x 3.53m) an useful space with half glazed upvc door to rear, double glazed window, Grant oil fired combi boiler, fitted cupboard unit Belfast sink with mixer tap, plumbing for automatic washing machine, Formica working surfaces, LVT flooring.



### Downstairs W.C.

3' 4" x 4' 8" (1.02m x 1.42m) having a white suite comprising of a dual flush w.c. gloss white vanity unit with inset sink, frosted window to rear, LVT flooring.



### Second Lounge / Office / 4th Bedroom

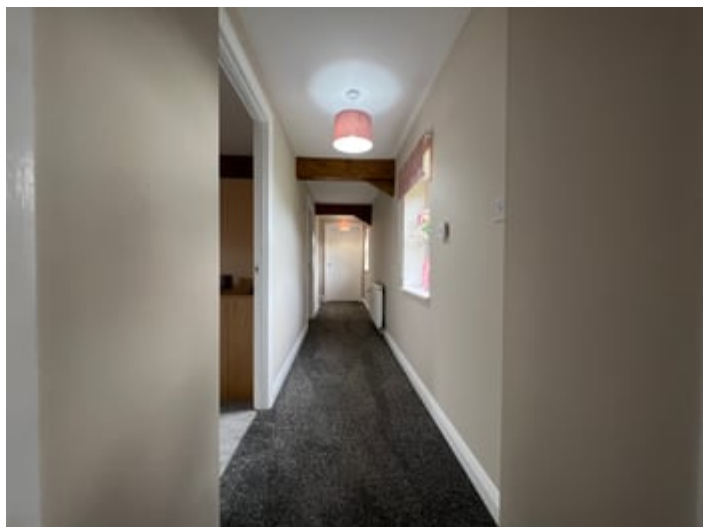
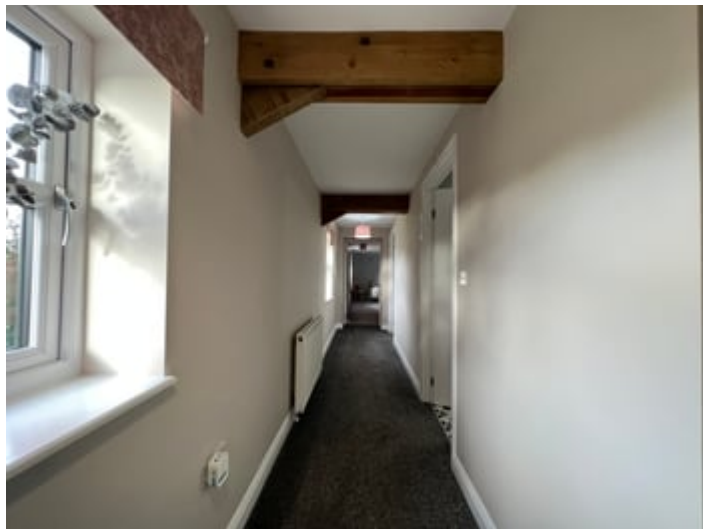
10' 2" x 15' 6" (3.10m x 4.72m) With double glazed windows to front and rear, LVT flooring, TV point.



### FIRST FLOOR

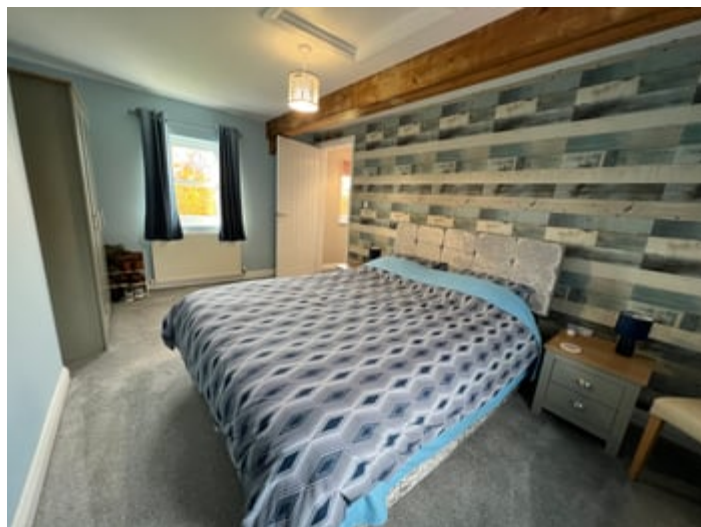
#### Rear Landing

3' 8" x 20' 0" (1.12m x 6.10m) with 2 double glazed windows to rear, central heating radiator, exposed ceiling beams.



### Double Bedroom 1

15' 6" x 10' 2" (4.72m x 3.10m) with double glazed window to front and rear, central heating radiator, multiple sockets, exposed ceiling beams.



### Modern Bathroom

11' 6" x 10' 5" (3.51m x 3.17m) (max) a modern white suite comprising of a free standing oval bath with free standing mixture tap and shower head, large corner shower unit with Mains Rainfall shower head with pull out head, dual flush w.c. Gloss white vanity unit with inset wash hand basin, heated towel rail, exposed beams, frosted window to rear, extractor fan.







### Double Bedroom 2

11' 6" x 10' 7" (3.51m x 3.23m) double glazed window to front, central heating radiator, multiple sockets, exposed beams to ceiling.



### Master Bedroom 3

22' 4" x 15' 6" (6.81m x 4.72m) (max) a spacious Master bedroom with double glazed window to front and rear, central heating radiator, multiple sockets, door into walk in wardrobe with central heating radiator. Door into -







## En Suite

6' 0" x 8' 7" (1.83m x 2.62m) a modern white suite comprising of a corner shower unit with mains Rainfall shower head and pull out head, dual flush w.c. Gloss white vanity unit, heated towel rail, frosted window to rear, extractor hood.



## EXTERNALLY

### Detached Double Garage

20' 2" x 19' 7" (6.15m x 5.97m) of cavity wall construction

under a tiled roof with double doors to front, concrete floor, double glazed window to side, half glazed exterior door, power and lighting connected, electric shower.



### To the Rear

The property sits in 0.5 Acres of garden and grounds which is mostly laid to lawn with a raised patio area laid to slabs, chicken enclosure, side driveway with parking for 5+ cars, has been laid to gravel.







## To the Side

Large lawned area that may have potential for planning permission (subject to planning).

Greenhouse.



## To the Front

A large pull in area laid to gravel with space for 3 cars.





## **TENURE**

The property is of Freehold Tenure.

## **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**

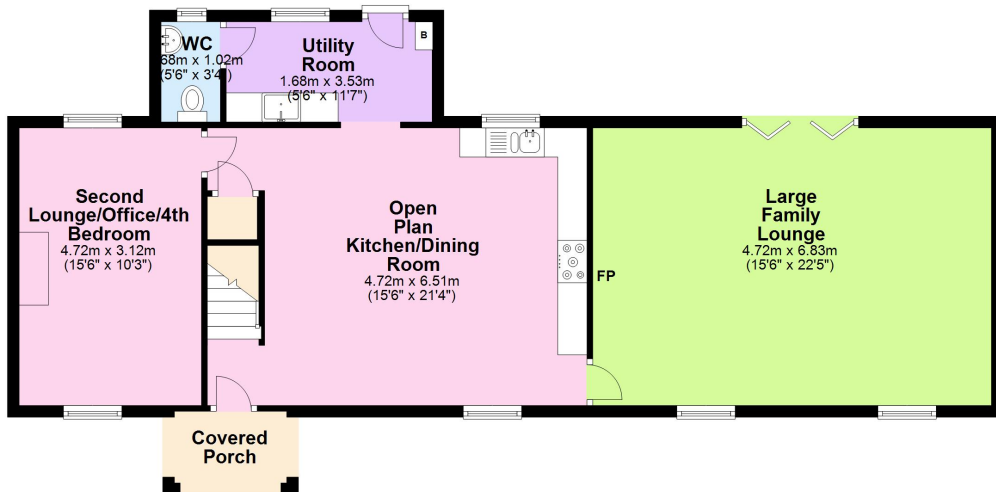
The property benefits from mains water, electricity and drainage. Old fired central heating.

Council tax band 'D'.



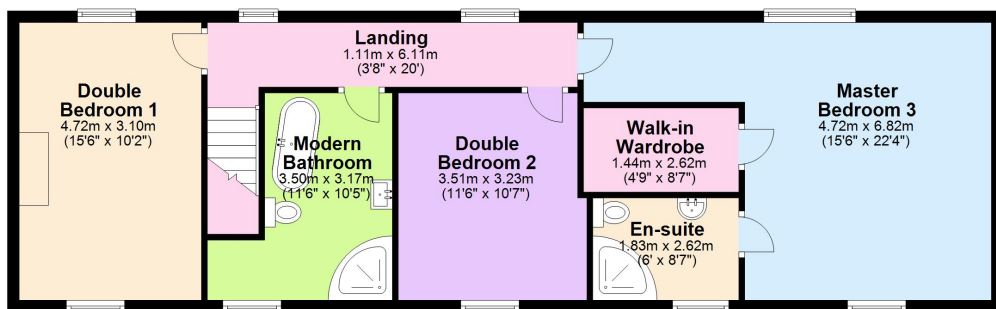
## Ground Floor

Approx. 88.9 sq. metres (956.4 sq. feet)



## First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 143.0 sq. metres (1539.2 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Maesrhug, Cross inn, Llanon**



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (74)

**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

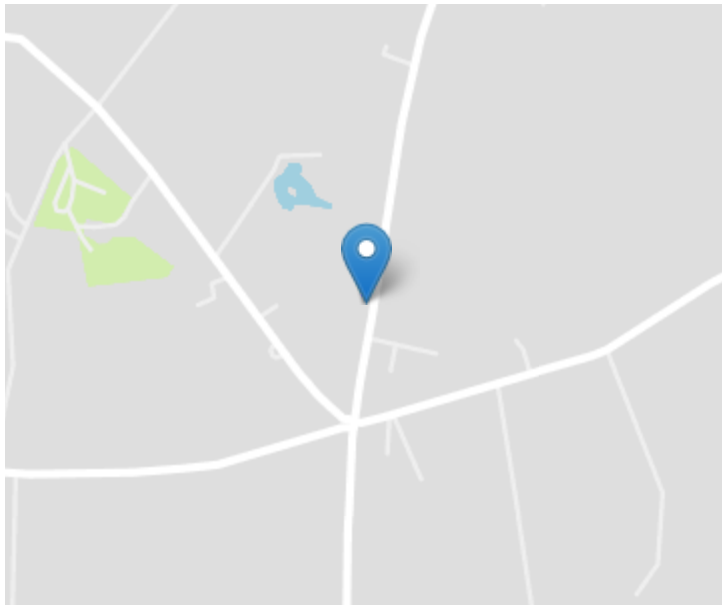
**Is the property listed?** No

**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

Travelling from Llanrhystud on the A487, head north from the village crossroads towards the B4377 sign posted Lampeter. Proceed on this road for approximately 4 miles travelling through the village of Nebo. Continue along this road for approximately another half a mile and the property will be located on the right 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>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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