

*Brand new 4 bed detached dwelling set in sought after development. Cross Inn Near New Quay - Cardigan Bay - West Wales.*



**5 Maes Yr Halen Cross Inn, New Quay, Ceredigion. SA44 6NU.**

**£489,000**

**Ref R/4954/RD**

**\*\*Brand new 4 bed detached dwelling\*\*Set in a spacious plot\*\*Ample off road parking\*\*Private garage\*\*Completed by a highly reputable developer\*\*No expense spared on fixtures and fittings\*\*Luxurious bathrooms\*\*A highly efficient home with low running costs\*\*Countryside views\*\*Private enclosed rear garden with stream boundary\*\*Modern air source heating and solar panel\*\*Level walking distance to village amenities\*\*AN IMPRESSIVE BRAND NEW FAMILY HOME SET WITHIN A HIGH QUALITY DEVELOPMENT SITE WITHIN THIS POPULAR COASTAL VILLAGE\*\***

The property is situated within the coastal village of Cross Inn, some 5 minutes drive from the Cardigan Bay coastline at New Quay. The village of Cross Inn offers a good level of local amenities and services including village shop and post office, agricultural merchants, cafe, public house, good public transport connectivity with the local primary school some 2 miles drive away at Synod Inn. Nearby New Quay offers sandy beaches and access to the West Wales coastline and the All Wales coastal path, local shops, cafes, bars, restaurants, doctors surgery, primary school and places of worship and active village hall. The Georgian Harbour town of Aberaeron is some 15 minutes drive to the north offering primary and secondary schooling, leisure centre, community health centre and traditional high street offerings. The village lies equi distance 30 minutes drive from the larger amenity centres of Aberystwyth and Cardigan.



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## GENRAL

An exceptional new build family home offering comfortable 4 bed accommodation and accompanying living space.

Completed by Redwood Homes Limited on behalf of the client, a reputable local developer well known for providing highly efficient and good quality homes through the region.

No expense has been spared in completing the house to the highest order with high specification kitchen, bathrooms and highly efficient heating system.

The air source heating system provides under floor heating to the ground floor and radiators to the first floor with accompanying solar panels for supporting hot water facilities.

The house sits in a commodious corner plot with private garage to the side of the dwelling with also ample off road parking.

An exceptional family home within this popular coastal village.

The accommodation provides more particularly as follows -

## GROUND FLOOR

### Entrance Hallway

11' 6" x 11' 6" (3.51m x 3.51m) accessed via composite door with side window to front, staircase to first floor, understairs cupboard, tiled flooring, velux roof light over allowing excellent natural light into the entrance hallway and landing area.

### Lounge

13' 11" x 16' 11" (4.24m x 5.16m) (into bay window) A large family living room with feature bay window to front allowing excellent natural light and potential window seating area, feature electric fire and TV wall providing a focal point within this room, multiple sockets.



### Kitchen

24' 11" x 13' 1" (7.59m x 3.99m) With light grey base and wall units, marble effect worktop and drainer, kitchen island with Lamona induction hobs and extractor over, stainless steel sink with mixer tap, Lamona double oven, grill and microwave, fitted dishwasher, fitted fridge/freezer, wine fridge, saucepan drawers throughout, tiled flooring, spotlights to ceiling, glass patio door to garden, rear window overlooking garden with countryside views, multiple sockets, TV point and space for large dining table or additional seating.





### Utility Room

11' 2" x 8' 2" (3.40m x 2.49m) with a range of matching high gloss base and wall units, plumbing for washing machine, tiled flooring, sink and drainer, multiple sockets, rear window and glass panel door to garden. Connecting door to bathroom and bedroom 1



### Bedroom 4 /Study/Play Room/Office

11' 2" x 13' 2" (3.40m x 4.01m) a double bedroom, window to front, multiple sockets, tv point, connecting door into:



## En Suite /Bathroom

4' 7" x 11' 2" (1.40m x 3.40m) having high quality bathroom facility with 4'7" walk-in shower with side glass panel and shower appliances including waterfall head, luxurious vanity unit with integrated single wash hand basin and wc, heated towel rail, spot lights to ceiling. light up mirror, connecting door to Utility Room.



## FIRST FLOOR

### Landing

via open staircase with velux roof light over, walk in cupboard and separate walk-in airing cupboard with slatted shelving and radiator.



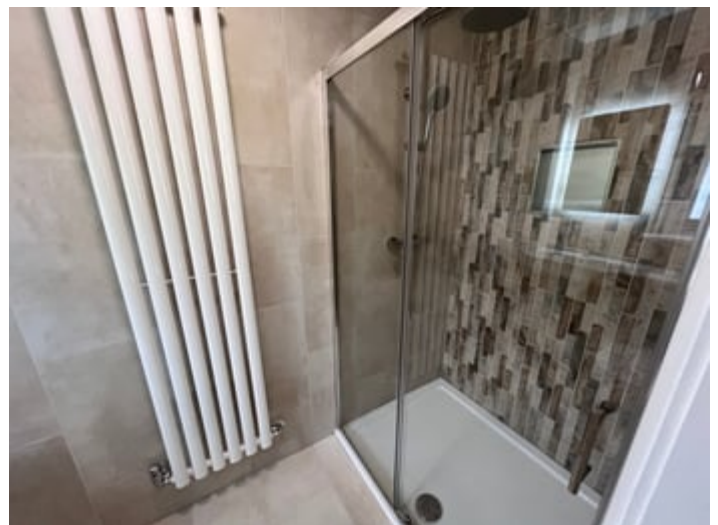
### Bedroom 1

13' 8" x 13' 11" (4.17m x 4.24m) a large double bedroom suite with rear window overlooking garden and countryside, radiator, multiple sockets. Connecting door into -



### En Suite

9' 9" x 3' 11" (2.97m x 1.19m) with enclosed shower unit with waterfall head, heated towel rail, luxurious vanity unit and integrated w.c. single wash hand basin, side window, fully tiled walls and flooring.





## Front Bedroom 2

12' 1" x 13' 11" (3.68m x 4.24m) a large double bedroom with window to front, radiator, multiple sockets, tv point.



## Bedroom 3

11' 2" x 11' 11" (3.40m x 3.63m) a double bedroom, window to front, multiple sockets, radiator.



## Bathroom

14' 7" x 11' 4" (4.45m x 3.45m) with a luxurious white bathroom suite with feature roll top bath, single wash hand basin, vanity unit, heated towel rail, w.c. fully tiled walls and flooring, corner enclosed shower.



## EXTERNALLY

### To The Front

The property is approached from the adopted estate road to a front driveway and garden area with ample parking for 3+

vehicles and access to -



### Garage

19' 8" x 11' 10" (5.99m x 3.61m) with composite electric roller door, concrete base, rear window and doors to garden, multiple sockets. Access to part boarded loft.

### To the Rear

Side footpaths leading from the front garden and parking area to rear enclosed garden area with concrete posts and timber panelled fencing to one side and rendered block wall to the

other. Open low level boundary overlooking the adjoining fields, private rear garden area with extended patio from the dining room.



### 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.

## **VIEWING ARRANGEMENTS**

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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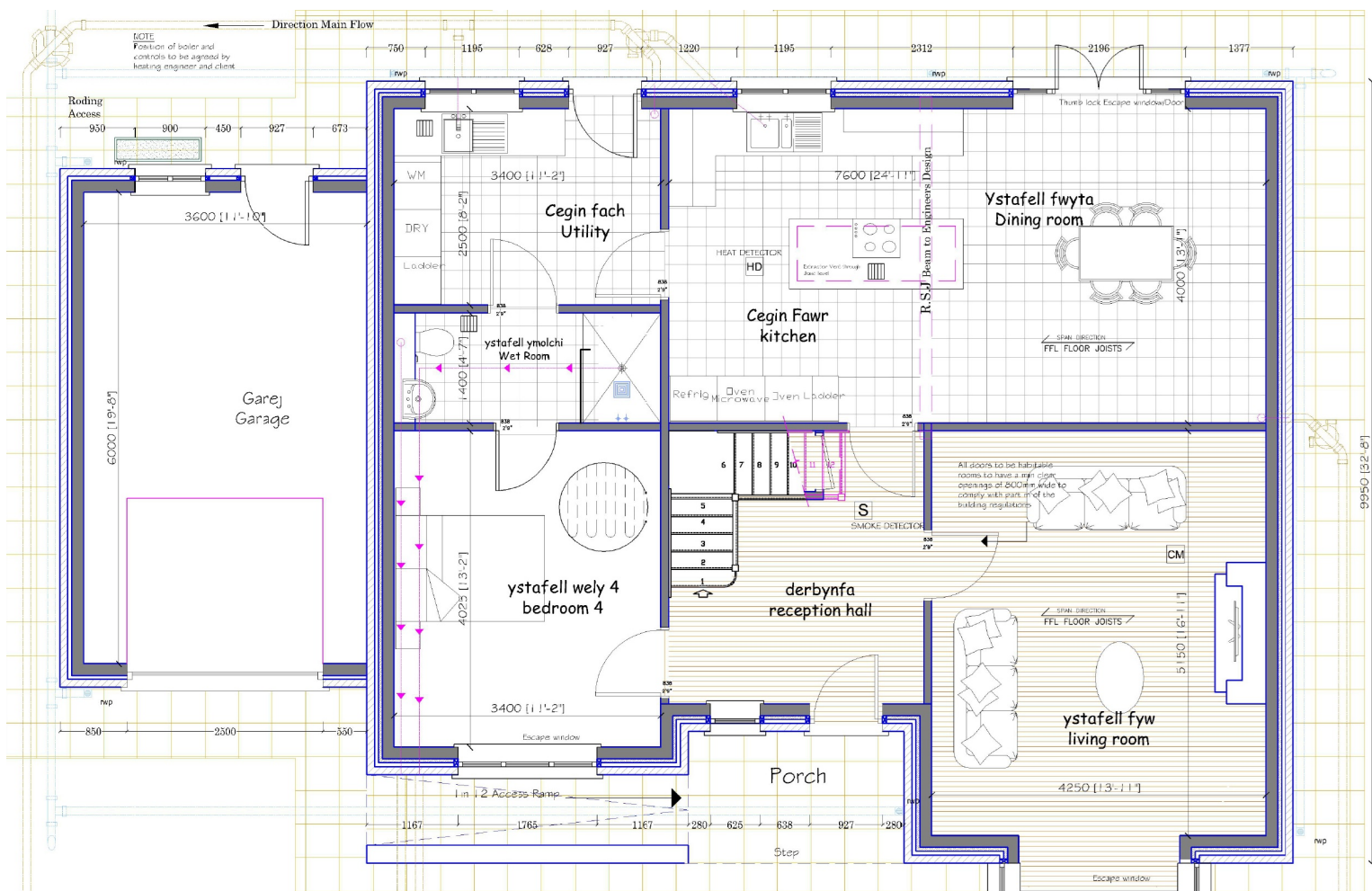
## **Services**

We are advised that the property benefits from mains water, electricity and drainage. Air source central heating. Under floor heating to the ground floor. Solar panels for supported hot water heating.

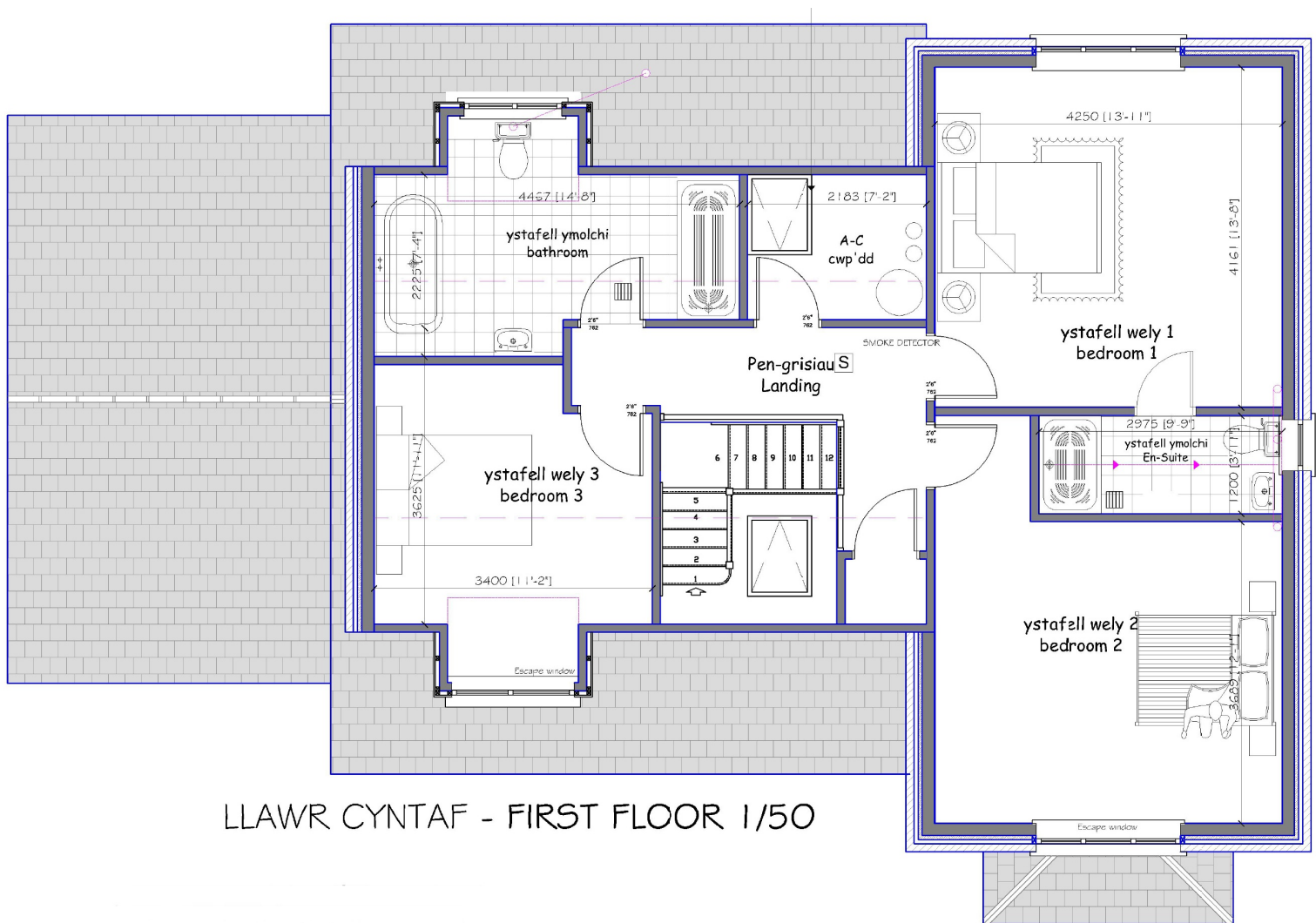
Council Tax Band (Ceredigion County Council).

Tenure - Freehold.





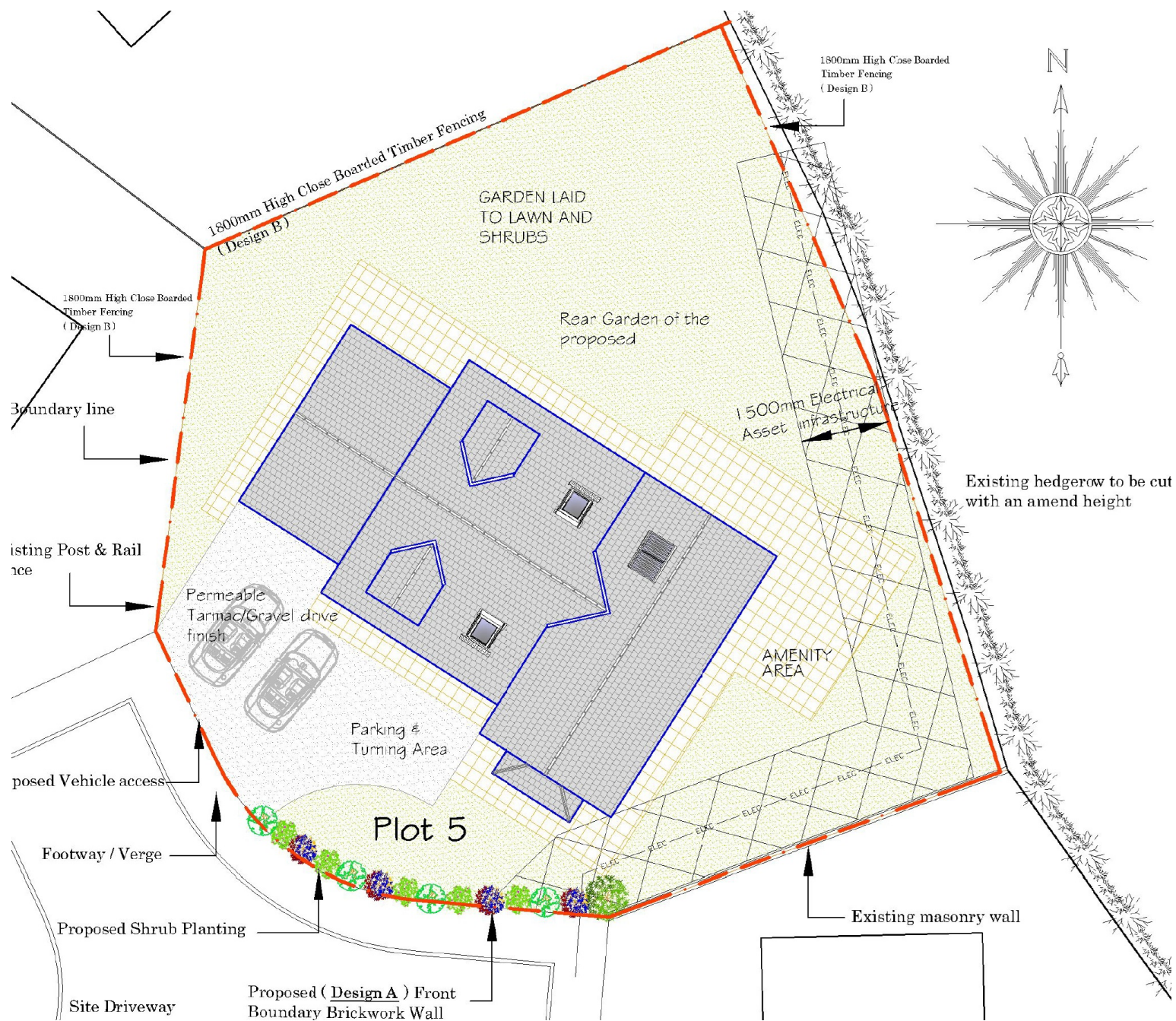




LLAWR CYNTAF - FIRST FLOOR 1/50







## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (83)

**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 south from Synod Inn head West on the A486 sign posted New Quay. Pass through the village of Pentre'r Bryn and Ysgol Bro Sion Cwilt. After some 2 miles or so you will enter the village of Cross Inn. Pass the Londis shop on your right hand side, then take the immediate right hand turning on the crossroads. Proceed for approximately 100 yards and the entrance to Maes Yr Halen is on your right hand side. Proceed into the estate, bearing left and the plot is located immediately in front of you.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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

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