

Highly desirable new detached 4 Bed (En Suite) Residence with Garage. Sought after and much praised residential Estate and being one of the last remaining plots. Village of Cross Inn - 2 Miles



16 Heol Y Cwm, Cross Inn, Llandysul, Ceredigion. SA44 6BB.

£435,000

R/3895/ID

****Substantial new detached House**4 Bed (En Suite)**Integral Garage**Emphasis on high quality Workmanship and Materials**Well appointed throughout**Under floor heating**Double Glazing**Solar Panels**Impressive modern kitchen**Pleasant easily maintained grounds**Less than 2 miles from the sea at New Quay**Convenient village location****

****DON'T LET THIS BE A MISSED OPPORTUNITY****

The Accommodation provides: Ent Hall, Living Room, Kitchen/Dining Room, Utility Room, Downstairs Cloak Room and toilet, Integral Garage. First Floor - 4 Double Bedrooms - one with En-suite Shower Room and w.c. Main Bathroom with shower and w.c. Drive and forecourt. Rear garden.

On the fringes of the village community of Cross Inn which has excellent facilities including shops, post office, public house, places of worship, nearby new area primary school and only some 2 miles from the sea at New Quay. Convenient to the major marketing and amenity centres of the area.



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GENERAL

Heol Y Cwm Is considered to be one of the best residential developments within this Cardigan Bay coastal region. Emphasis has been on quality, design and finishes. The plots are spacious, the meandering drive gives a street feel as opposed to an Estate road. All the plots are nicely spaced and an equal mixture of houses and bungalows.

This property is no exception and provides well proportioned beautifully appointed accommodation throughout. Benefits full under floor heating, double glazing, solar panels, good quality bathroom and kitchen fitments etc. Provides as follows

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GROUND FLOOR

Entrance Hall

With half double glazed uPVC entrance door and glazed side panel, laminate flooring and understairs built in cupboard.



Front Living Room

19' 8" x 13' 3" (5.99m x 4.04m) with front aspect window, electric fireplace and surround, TV point, laminate flooring, multiple sockets.



Kitchen/Dining Room

25' 0" x 11' 3" (7.62m x 3.43m) overall with tiled flooring, an excellent wide range of fitted units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards. 1½ bowl single drainer sink unit with mixer taps, integrated dishwasher, 'Rangemaster Kitchener 90' dual fuel oven range with 5 ring gas hobs and feature cooker hood over. American fridge freezer. Rear aspect window, tiled walls, spot lights to ceiling. 6ft wide French doors to rear garden.





Side Hallway/Utility Room

8' 6" x 6' 6" (2.59m x 1.98m) with tiled floor, stainless steel single drainer sink unit h&c, appliance space with plumbing for automatic washing machine.



Downstairs Cloak Room

With tiled floor and tiled walls, low level flush w.c. vanity unit with mirror and integral light over, under stairs storage cupboard. Extractor fan.



Integral Garage

17' 3" x 11' 1" (5.26m x 3.38m) with electric roller door, houses the oil fired Firebird central heating combi boiler for under floor heating and Solar panel control system.



FIRST FLOOR

Central Landing

Approached via staircase from the entrance hall. Central heating radiator. Large built in cupboard. Hatch to loft.



Bathroom

8' 6" x 6' 2" (2.59m x 1.88m) with tiled floor and tiled walls, a good quality White suite providing a panelled bath, gloss white vanity unit with inset wash hand basin. Mirror with integral light over, low level flush WC, large corner shower cubicle with curved doors with mains shower above and heated towel rail.



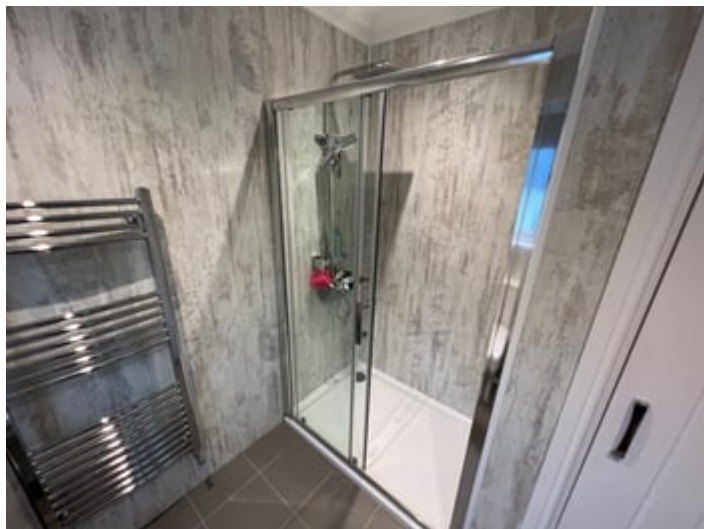
Principal Bedroom 1

14' 2" x 13' 3" (4.32m x 4.04m) with central heating radiator, front aspect window. Fitted wardrobes.



En Suite Shower Room

7' 8" x 7' 2" (2.34m x 2.18m) with PVC lined walls and tiled floor, low level flush w.c., Gloss white vanity unit with inset sink, luminous mirror over, large shower cubicle with dual head shower. Built in cupboard and heated towel rail.



Front Double Bedroom 2

13' 4" x 10' 6" (4.06m x 3.20m) with front aspect window and central heating radiator .Fitted wardrobes.



Rear Double Bedroom 3

11' 0" x 10' 9" (3.35m x 3.28m) with rear aspect window, central heating radiator. Fitted wardrobe.





Rear Double Bedroom 4

13' 8" x 10' 7" (4.17m x 3.23m) with central heating radiator and rear aspect window.



EXTERNALLY

To the Front

A tarmacadamed forecourt with ample turning and parking space leading up to the Integral Garage. Wide Side pathway into the rear a large paved patio and garden area beyond.



To the Rear

Lovely enclosed rear garden with patio laid to slabs, raised timber decking area. Access to both sides.

Oil storage tank.



(Under floor heating to ground floor). uPVC Double Glazing. High insulative qualities throughout. Solar Panels for hot water.

Council Tax Band F



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

Mains Electric, water and Drainage. Oil Fired Central Heating

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

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

Travelling on the main A487 coast road from Aberaeron towards Cardigan, at the village of Synod Inn, turn right onto the A486 New Quay road. Follow this road for some 2 miles into the village of Cross Inn. Drive through the village and as you leave the village you will come to a right hand bend, after the right hand bend you see an impressive stone walled entrance on the right hand side leading into Heol Y Cwm. Follow this road to the end of the avenue and you will see the property on the right hand side.

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

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