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**RICS**



Since 1989

*A most appealing 3 acre Smallholding, perfect for equestrian purposes. Distant sea views, being only 3 miles inland from the Cardigan bay coast. Cross Inn, Llanon - West Wales.*



**Llwyn Du, Cross Inn, Llanon, Ceredigion. SY23 5NA.**

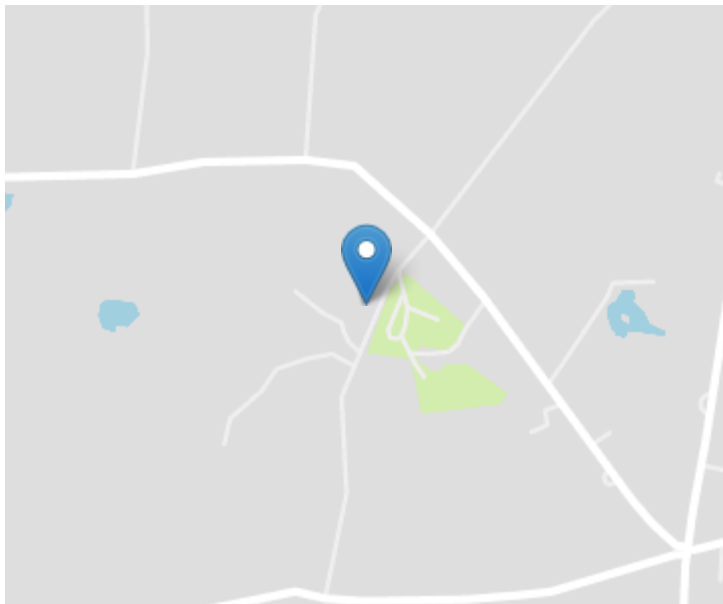
**Ref A/5231/ID**

**£525,000**

**\*\*LOOKING FOR A LIFESTYLE CHANGE IN A BEAUTIFUL PART OF WEST WALES ? \*\*An opportunity of acquiring an attractive 3 Acre smallholding\*\*Perfect for equestrian purposes\*\*Being only 3 miles inland from the coast\*\*The property provides a pleasant 3 bed detached bungalow set in lovely garden and grounds\*\*Oil fired central heating and double glazed throughout\*\*Recently erected 40' x 20' double garage/workshop being 2 store with potential for further accommodation (stc)\*\*Useful outbuildings inc Stable block, field shelter, storage shed etc\*\*Distant sea views over the Cardigan Bay coastline\*\*Quiet and peaceful location\*\***

The property comprises of Ent Hall, Kitchen/Dining Room, Rear Lounge, 3 Double Bedrooms, Family Bathroom.

Located on the fringes of the rural village community of Cross Inn which has a shop, post office, public house and is on a bus route. Only some 3 miles inland from the Cardigan Bay and convenient to the Georgian Harbour town of Aberaeron with its comprehensive range of schooling, shopping facilities. The property is only half an hours drive from the coastal University and Administrative Centre of Aberystwyth and some 20 minutes drive from the University town of Lampeter.



## Kitchen/Dining Room



## THE ACCOMMODATION

### Entrance Hall/Boot Room



5' 3" x 8' 2" (1.60m x 2.49m) with half glazed upvc door, engineered Oak flooring, oil fired 'Firebird' combi boiler.

### Passageway

3' 9" x 16' 3" (1.14m x 4.95m) with engineered Oak flooring, door into cupboard. Hatch to Loft.



15' 1" x 12' 1" (4.60m x 3.68m) with modern base and wall cupboard units, formica working surfaces above, 'Neff' integrated eye level electric oven and grill, Five ring gas hob with stainless steel extractor hood above, 1½ stainless steel drainer sink with mixer taps, 'Beko' fridge freezer with water dispenser, engineered Oak flooring, integrated dishwasher, plumbing for automatic washing machine and tumble dryer, tiled splash back, dual aspect window to front and side, central heating radiator, glazed double door into -



## Rear Lounge



19' 9" x 15' 1" (6.02m x 4.60m) with large floor to ceiling sliding doors to rear with distant sea views over Cardigan Bay coastline, double glazed window to side and rear. Glazed door to side, recently installed log burning stove on a slate hearth, engineered Oak flooring, tv point, spot lights to ceiling, broadband point, central heating radiator.



### Rear Master Bedroom 1



11' 0" x 9' 7" (3.35m x 2.92m) double glazed tilt and turn window to front, central heating radiator, built in cupboard.

### Rear Double Bedroom 2



9' 4" x 7' 9" (2.84m x 2.36m) with double glazed tilt and turn window to rear, central heating radiator, built in cupboard.



Front Bedroom 3



9' 6" x 8' 3" (2.90m x 2.51m) with tilt and turn double glazed window to front, central heating radiator, built in cupboard.

## Main Bathroom



5' 7" x 8' 6" (1.70m x 2.59m) having a white suite comprising of a panelled bath with 'Triton' electric shower above, shower screen, gloss white vanity unit with inset wash hand basin and low level flush w.c. heated towel rail, tiled flooring, fully tiled walls, frosted window to rear.

## EXTERNALLY

### To the Front



To the front of the property is a large tarmac driveway with

parking for several cars and turning space.

### Large Garage/Workshop



40' 0" x 20' 0" (12.19m x 6.10m) Being 2 storey, completed in 2018 of cavity wall construction under a Spanish slate roof and benefits its own central heating system. This building could be used as overflow accommodation or an annexe (stc).

### Garage (Section 1)



12' 8" x 18' 8" (3.86m x 5.69m) with electric up and over door, concrete flooring, window to rear, fitted cupboard units, 'Grant' oil fired central heating boiler. Staircase access to -

### First Floor



40' 0" x 14' 0" (12.19m x 4.27m) with 7'8" headroom in central part. This first floor runs the whole length of the building and benefits from 2 central heating radiators, double



Split into 3 stables of block construction with a new steel box profile roof fitted in 2019.

### Tack Room

12' 4" x 12' 6" (3.76m x 3.81m) with electricity and water connected.

### Stable 2

12' 4" x 12' 6" (3.76m x 3.81m)

### Stable 3

12' 4" x 10' 6" (3.76m x 3.20m)

### Concrete handling yard

With overhanging roof for cover.

### The Grounds



glazed windows to both ends with a glorious sea view over the Cardigan Bay coast, multiple sockets.

### Garage/Workshop (Section 2)

25' 9" x 18' 7" (7.85m x 5.66m) with dual aspect window to front and side, up and over door, 2 central heating radiators, multiple sockets.

### W.C. (understairs)

With low level flush toilet and wash hand basin.

### Stable Block



To the rear is a spacious large garden mostly laid to lawn with many mature shrubs, trees and flowers.

Rear patio area laid to slabs. Cherry tree and walnut tree. Beyond this is a further lawned area with wildlife pond which is a haven for nature and wildlife.



### The Land

The land extends to approximately 3 ACRES split into four level paddocks which are gently sloping with a field shelter which is perfect for equestrian purposes.

Other Useful Outbuildings for storage. Log Store.







## **PLEASE NOTE -**

Roof insulation has been added to current regulations in the property.

## **TENURE**

The property is of Freehold Tenure.

## **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.

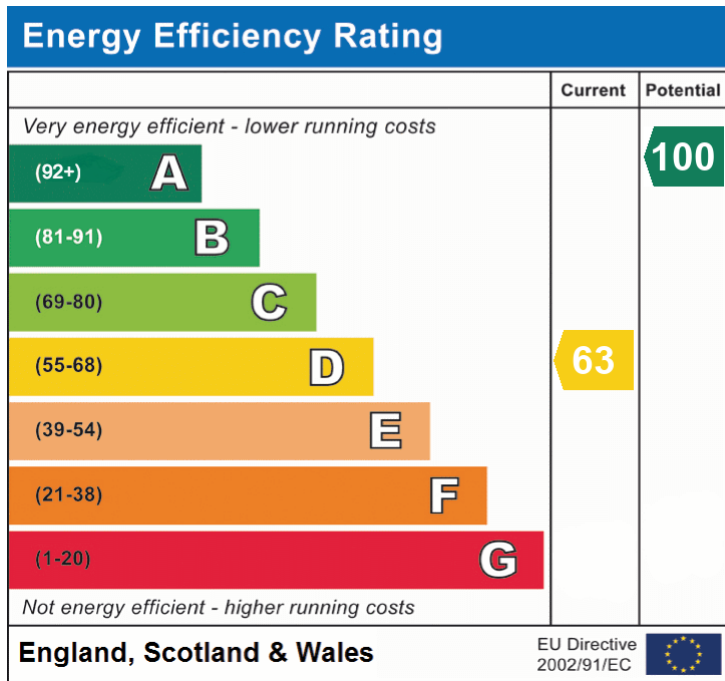
## **Services**

We are advised that the property benefits from Mains Electricity and Water. Private Drainage to septic tank.

Council Tax Band D.

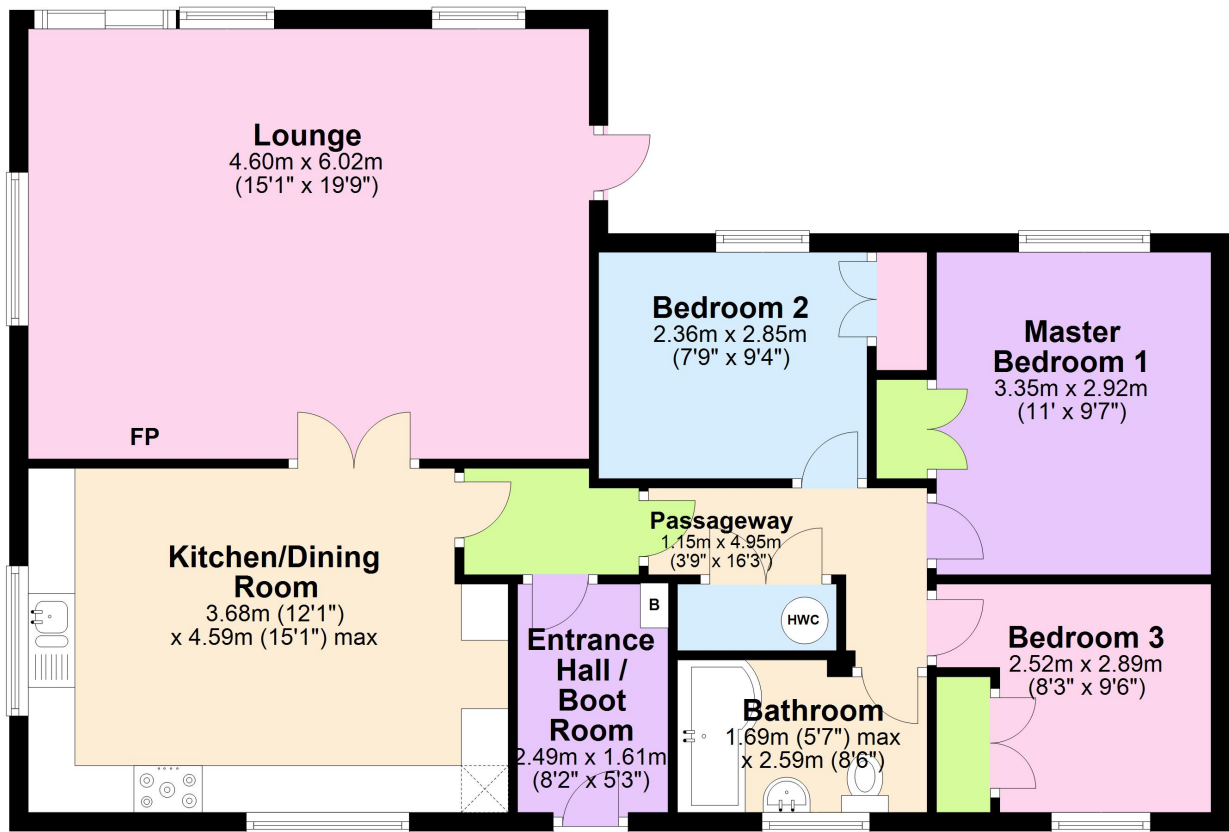
## **Directions**

From Aberaeron proceed North East on the A487 coast road to the village of Aberarth. Climb up the hill, turn right onto the B4577 Pennant Road. Follow this road into the village of Pennant, carry straight on the crossroads until you get to the next village of Cross Inn. At the crossroads in Cross Inn turn back sharp left onto the B4337 road. Proceed down this road for ¼ of a mile and you will see a junction to your left hand side, take this left junction towards Brynberian Caravan Site and the property will be the 2nd property on the right hand side.



## Ground Floor

Approx. 90.1 sq. metres (970.3 sq. feet)



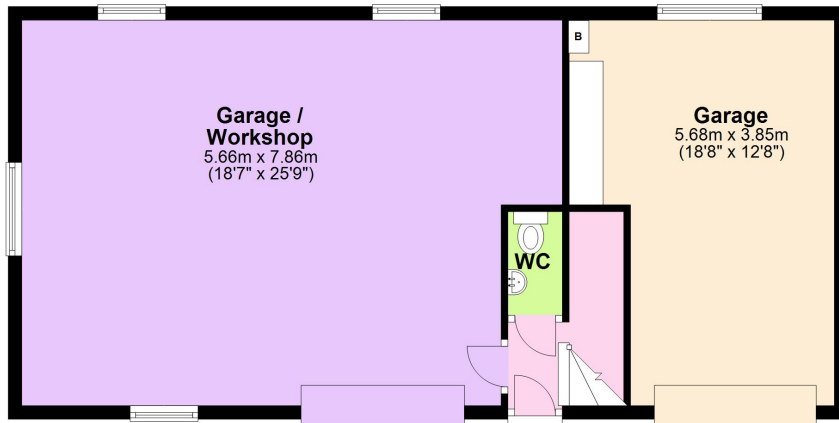
Total area: approx. 90.1 sq. metres (970.3 sq. feet)

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

**Llwyn Du, Cross Inn, LLANON**

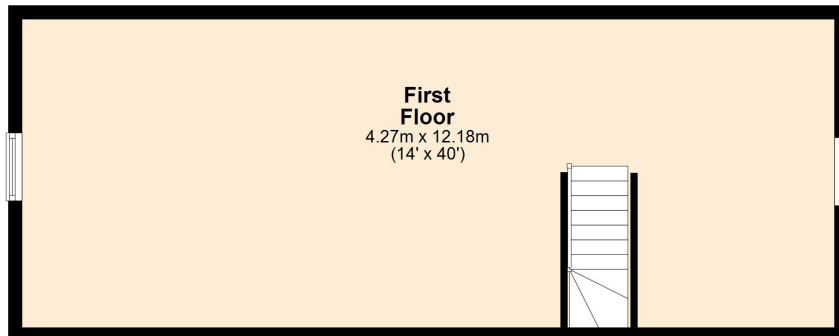
### Ground Floor

Approx. 62.8 sq. metres (676.2 sq. feet)



### First Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



Total area: approx. 117.2 sq. metres (1261.6 sq. feet)

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**Workshop Llwyn Du, Cross Inn, Llanon**