

Attractive 2 bedroom apartment located in a sought after residential estate in the coastal village community of Cross inn, 2 miles from New Quay.



Apartment 20 Heol Y Cwm, Cross Inn, Llandysul, Ceredigion. SA44 6BB.

£119,000

R/5116/ID

** Attractive, high-spec first floor apartment ** Rare opportunity under the Affordable Homes Scheme ** sought after residential estate in the popular village community of Cross Inn, Nr New Quay ** Only 2 miles from the Cardigan Bay coast ** Double glazing ** Solar panels for electricity ** Good quality fixtures and fittings throughout ** Ready to move in without any further expense ** Pleasant corner plot within select much praised residential estate ** Private parking ** Rear private garden** No onward chain **

Offered under the Affordable Housing Scheme - not limited to first time buyers

Heol Y Cwm is a well designed and presented private residential estate on the outskirts of the village of Cross Inn which offers an excellent range of local amenities and is on a bus route. 2 miles from the popular coastal resort and seaside fishing village of New Quay. Some 8 miles from the Georgian harbour town of Aberaeron. Easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



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Ground Floor Entrance to -

Hallway and Utility Room

12' 11" x 5' 7" (3.94m x 1.70m) Via uPVC half glazed door, wood effect tiled flooring, range of base cupboards with a stainless steel single drainer sink unit H&C, appliance space at side and plumbing for automatic washing machine. Built-in airing cupboard which also houses the electric central heating boiler. Front and rear exterior door.

Stairs lead to -



FIRST FLOOR

Full length landing with laminate flooring, central heating radiator.

Bathroom

9' 3" x 5' 7" (2.82m x 1.70m) with a modern white suite providing a panelled bath with shower over, PVC lined board, pedestal wash hand basin, low level flush toilet, heated towel rail, built-in cupboard, tiled floor.



Rear Double Bedroom 1

12' 11" x 7' 8" (3.94m x 2.34m) with double glazed window to rear, central heating radiator.



Rear Double Bedroom 2

10' 7" x 9' 4" (3.23m x 2.84m) with double glazed window to rear, central heating radiator.



Large Lounge/Kitchen/Dining Room

22' 9" x 13' 1" (6.93m x 3.99m) Attractive open plan room with 2 double glazed windows to front, laminate flooring to kitchen area which is fitted with a good range of base and wall cupboard units with Formica working surfaces, breakfast bar, stainless steel single drainer sink unit H&C, integrated Logic fan assisted oven with ceramic hobs over and feature extractor hood, central heating radiator, comfortable lounge area.



EXTERNALLY

Side Driveway

With parking for 2 vehicles.



Rear Garden

Good sized rear garden laid to lawn with useful timber garden shed.



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

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

Mains electricity, water and drainage. Economy 10 heating system.

Tenure : Leasehold (999 years from 2019). 50% share in freehold management company and will contribute to buildings insurance. No ground rent or service charge.

Council Tax Band - A (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: Private.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (68)

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



Energy Efficiency Rating

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

Directions

From Aberaeron proceed south west on the A487 coast road towards Cardigan. At the village of Synod Inn turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn. Drive through the village and as you leave the village you will encounter a hair pin right hand bend.

Thereafter you will see an entrance to Heol Y Cwm residential estate on the right hand side. Follow the estate road right to the very end and you will see the apartments directly in front at the end of the cul-de-sac.

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

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