

*Deceptively spacious 3 Bed Character cottage with parking and garden. Popular coastal village of Cross Inn Near New Quay - West Wales.*



Arwel, Cross Inn, Near New Quay, Ceredigion. SA44 6NL.

£195,000

Ref R/4087/ID

**\*\*Attention 1st time buyers\*\***Deceptively spacious 3 bed traditional stone cottage\*\*Sited in the popular coastal village of Cross Inn, Near New Quay\*\*Only some 3 miles from the coast at Cardigan Bay\*\*Spacious rear garden\*\*Walking distance to all village amenities\*\*Private parking for 1 car\*\*Garage space\*\*Double Glazing and Oil Fired Central Heating\*\*

The accommodation provides Open Plan Living/Dining Room, Large Kitchen/Breakfast Room, Door into Integral Garage. To the First Floor - 3 Bedrooms and Bathroom.

Located within the popular coastal village community of Cross Inn alongside the main A486 road, a close walking distance to shops, post office, public house, places of worship and nearby primary school, on a bus route and only some 3 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay and some 8 miles from the Georgian Harbour town of Aberaeron. An easy travelling distance of Aberystwyth, Cardigan and Lampeter.



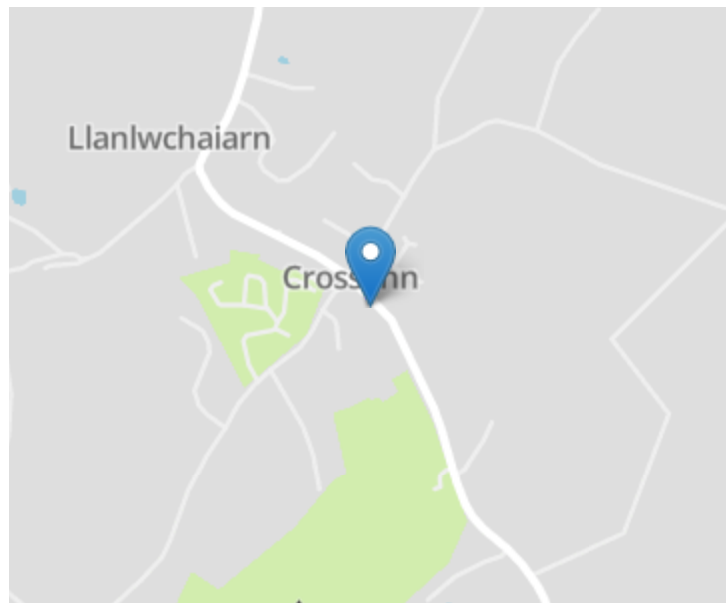
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## GROUND FLOOR

### Vestibule



having upvc double glazed entrance door. Door into -

### Open Plan Living/Dining Room

21' 4" x 15' 2" (6.50m x 4.62m) overall, a spacious room with exposed ceiling beams, 3 central heating radiators. Stairs rising to first floor with under stairs storage space. 2 double glazed windows to front.





## Rear Kitchen/Breakfast Room



19' 9" x 10' 4" (6.02m x 3.15m) (Max) with a tiled floor, a fitted range of base and wall cupboard units with Formica working surfaces, single drainer sink unit with mixer taps, tiled splash back, integrated eye level oven and electric hob unit, appliance space with plumbing for automatic washing machine and dishwasher, central heating radiator. 7ft wide French doors to garden. Door to -

## Integral Garage

21' 0" x 9' 7" (6.40m x 2.92m) Boiler Store off housing the



Boulter oil fired central heating boiler. Rear exterior door. Up and over garage door to front.

## FIRST FLOOR

### Landing



Approached via staircase from Living Room with access hatch to Loft.

### Front Bedroom 1



15' 2" x 5' 11" (4.62m x 1.80m) with central heating radiator and double glazed window to front.

### Bathroom



6' 0" x 6' 9" (1.83m x 2.06m) having a white suite providing panelled bath with mains power shower above, low level flush



w.c. pedestal wash hand basin, extractor fan, central heating radiator.

### Front Double Bedroom 2



15' 1" x 10' 2" (4.60m x 3.10m) with central heating radiator, built in wardrobe, double glazed window to front and rear, TV point. Doors leading into -

### Master Bedroom 3



13' 7" x 8' 9" (4.14m x 2.67m) recently converted room with double glazed window to front, central heating radiator, storage cupboards, TV point. Spot lights to ceiling.

### **EXTERNALLY**

## To the Rear



A spacious enclosed garden with patio area laid to slabs, steps leading to a terraced garden which has been laid to lawn providing a lovely garden area.



To the Front



Parking for 1 car and access to garage.

## 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



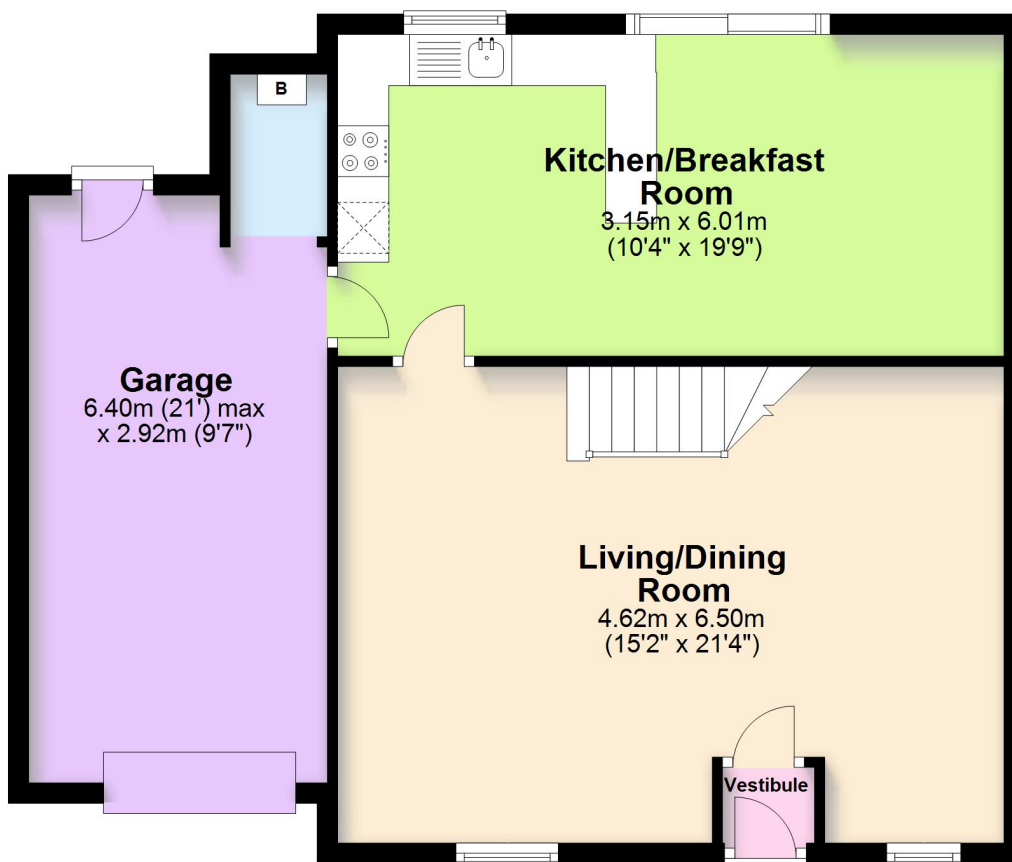
recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## Services

The property benefits from Mains Water, Electricity and Drainage. Oil Fired Central Heating.

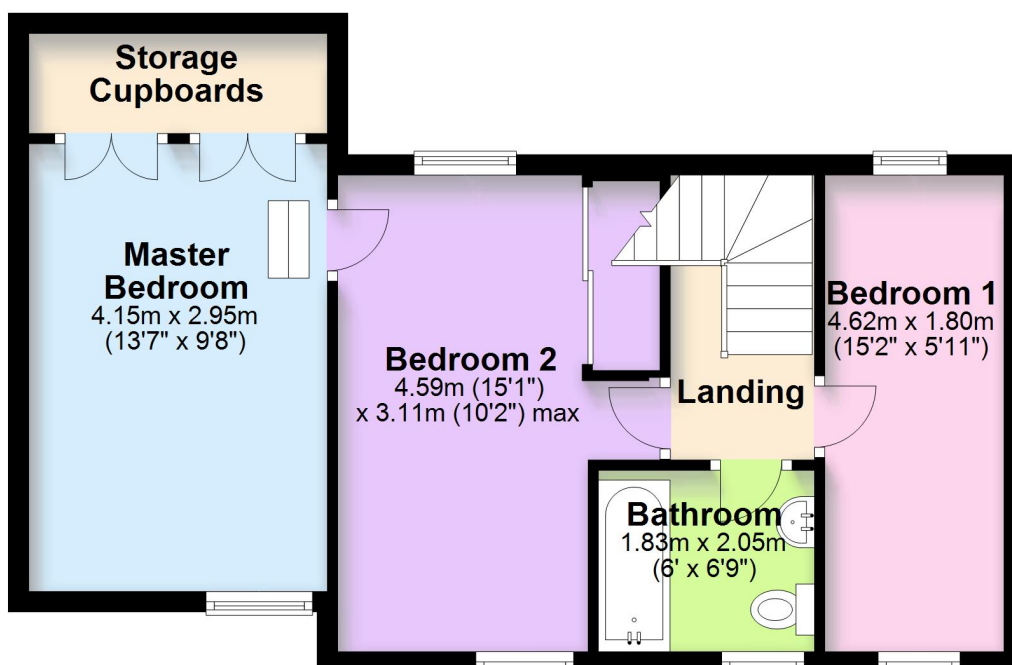
## Ground Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



## First Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



Total area: approx. 117.2 sq. metres (1261.7 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

**Arwel, Cross Inn, Nr New Quay**



## Directions

As you enter the village of Cross Inn on the A486 road from Synod Inn. The property is in the first terrace of cottages on the left hand side opposite the shop as identified by the Agents For Sale board.

For further information or to arrange a viewing on this beautiful property, contact us:

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