

*Highly desirable 4/5 bed en suite residence set in just under 0.5 acres of garden and grounds. 2 miles to the coast at New Quay - West Wales.*



**9 Parc Yr Efail Cross Inn, Near New Quay, Ceredigion. SA44 6LJ.**

**£510,000**

**Ref R/4610/ID**

**\*\* An extremely desirable individually designed detached residence \*\* Set in just under 0.5 acres of grounds \*\* Located in the popular coastal village of Cross Inn, being only 2 miles from the coast at New Quay \*\* Deceptively spacious, sleek and stylish accommodation \*\* 4/5 Bedroom (1 en suite) \*\* Perfect family home \*\* Oil fired central heating and double glazing \*\* Attached Double Garage (conversion potential for annexe/holiday let - home with an income) \*\* extensive private, pleasant grounds \*\* Located within an avenue of detached private residences \*\* Easy level walk of good range of village amenities \*\***

A high quality home, that must be viewed to be fully appreciated!

Parc yr Efail provides an enclave of high quality detached residences within an easy walk of village shops, post office, pub, places of worship and bus stop etc. Only 2 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay and 9 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. Within an easy reach of the larger marketing and amenity centres of Aberystwyth, Cardigan and Lampeter.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## GENERAL

This impressive property was built some 20 years or so ago of traditional construction and individually architect designed. It provides excellent family proportioned accommodation plus the potential of conversion of the adjacent double garage to an annexe/holiday let/over flow etc. (stc).

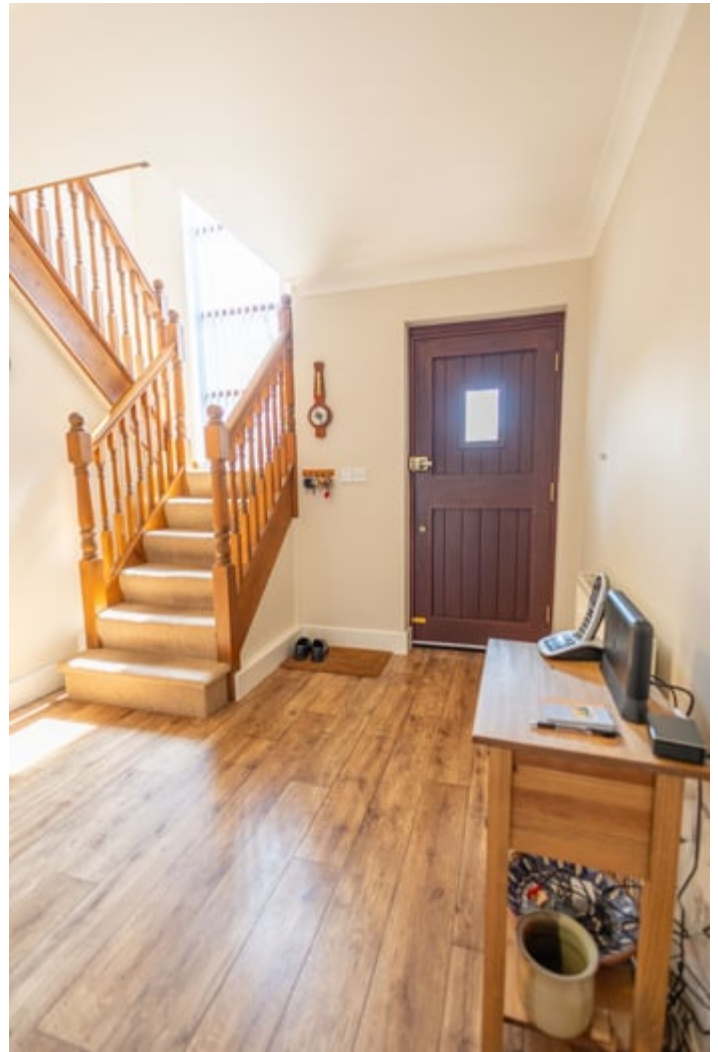
Since purchasing the property, the vendors have acquired additional land to extend the garden. The property now sits in just under 0.5 acres of well maintained, attractive grounds.

The property has been completed to a lovely standard throughout, is very immaculately presented and offers more particularly as follows viz.

## GROUND FLOOR

### Reception Hall

13' 4" x 11' 10" (4.06m x 3.61m) with hardwood panel entrance door, door leg staircase leading to first floor with feature floor to ceiling window, thermostat, phone and broadband point, central heating radiator, large built in cloak cupboard.



### Reception Room (or 5th Bedroom)

13' 4" x 9' 4" (4.06m x 2.84m) currently used as a formal dining room with dual aspect windows, central heating radiator.



### Attractive Lounge

19' 7" x 13' 9" (5.97m x 4.19m) plus walk in bay window with AGA multi fuel stove installed some 4 years ago on a slate hearth with oak mantle above, 2 central heating radiators, oak effect laminate flooring. Double glazed window to rear.





### Kitchen/Dining Room

21' 4" x 13' 4" (6.50m x 4.06m) with 2 central heating radiators, fitted with a wide range of oak fronted base and wall cupboard units with complimentary working surfaces, central island unit with cupboards under and breakfast bar, integrated appliances including dish washer, Bosch electric oven with Bosch LPG 5 gas hob unit with Bosch stainless steel cooker hood over, in-set stainless steel 1½ bowl single drainer sink unit with mixer taps, tiled splash back, glazed wall cupboards, ceiling spot lighting. Space for American fridge freezer, double glazed window to rear and side.

6' opening inter-connects the -





### Sun Room

13' 9" x 10' 0" (4.19m x 3.05m) with central heating radiator, full height window overlooking garden and with 8' french doors to side patio area.



### Office (or Dining Room)

13' 11" x 8' 2" (4.24m x 2.49m) with central heating radiator and laminate flooring.



### Utility Room

15' 6" x 6' 0" (4.72m x 1.83m) plus alcove with stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for automatic washing machine, central heating radiator, partly tiled walls, side exterior door.



### Cloak Room

With heated towel rail, low level flush toilet and wash hand basin.



### Walk in Boiler Room

Housing the Euro Star oil fired central heating boiler. Door through to attached garage.

## FIRST FLOOR

### Spacious Galleried Landing

14' 1" x 9' 10" (4.29m x 3.00m) approached via dog legged staircase from the Reception Hall with feature full height window on Half Landing. Part vaulted ceiling, central heating radiator and double built in airing cupboard.



### Master Bedroom Suite Bedroom 1

13' 0" x 12' 5" (3.96m x 3.78m) with central heating radiator, windows overlooking garden.



### Dressing Room

8' 3" x 5' 9" (2.51m x 1.75m) with central heating radiator.



### En Suite Shower Room

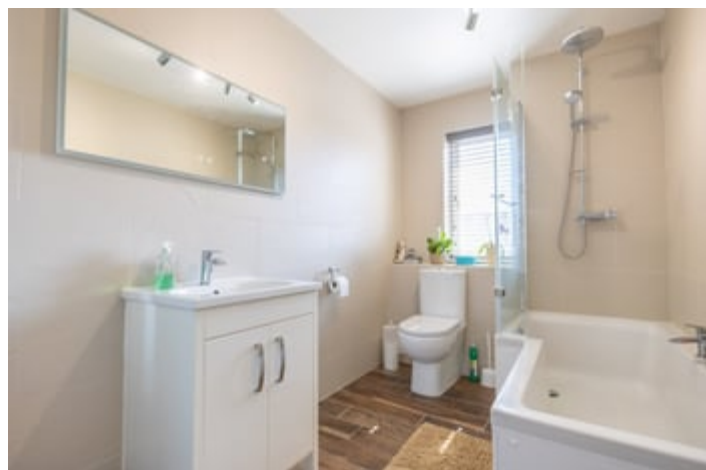
9' 9" x 5' 9" (2.97m x 1.75m) plus alcove, good quality suite providing vanity unit with cupboards under, heated mirror over, low level flush toilet, large walk in shower cubicle with electric shower, tiled floor and tiled walls, spot lighting





### Family Bathroom

8' 9" x 6' 2" (2.67m x 1.88m) with tiled floor and fully tiled walls, white suite providing a low level flush toilet, vanity unit with cupboards under, heated wall mirror over, P shaped bath with fitted shower and shower screen, heated towel rail, extractor fan.



### Rear Double Bedroom 2

14' 8" x 12' 10" (4.47m x 3.91m) with central heating radiator and range of built in wardrobes.





### Front Double Bedroom 3

15' 1" x 12' 0" (4.60m x 3.66m) with central heating radiator and range of built in wardrobes.



### Rear Bedroom 4

10' 3" x 10' 1" (3.12m x 3.07m) plus alcove with central heating radiator.



## EXTERNALLY

### To the Front

The front is approached via an adopted estate road onto a gated front tarmac forecourt with ample parking for 4-5 cars, leads to -





### Attached Double Garage

20' 3" x 18' 9" (6.17m x 5.71m) with roller shutter door to front, power and light connected and work bench.



### The Grounds

The property sits in extensive lawned areas.

To the side are mature hedgerows creating privacy with useful Timber Garden Shed being 12' x 8'.

2 Greenhouses and log stores.

Stream boundary and a further 0.2 acres of grounds.





## **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**

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

We are advised the property benefits from - mains electricity, water and drainage. Oil fired central heating (boiler installed 4 years ago and regularly serviced). Fiber optic broadband. Telephone subject to transfer regulations.

Tenure - Freehold.

Council tax band - G (Ceredigion County Council)



## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

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

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (64)

**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

From Aberaeron proceed south-west on A487 coast road as far as the village of Synod Inn. At Synod Inn turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn. At the centre of the village alongside the Penrhiwgaled public house turn left. As you leave the village you will see Parc yr Efail as the last estate road entrance on the right hand side. Drive into Parc yr Efail and follow the road around to the very end and you will see this property in the bottom corner on the right hand side.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 :

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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