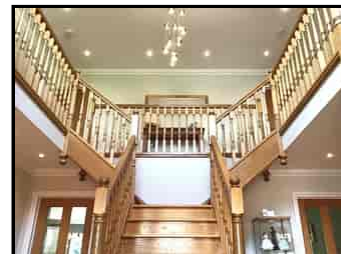


*A quintessential and superior Detached residence of attractive proportions. Set within private grounds with Garage. 2 miles sea. New Quay. West Wales.*



**Plas y Dderwen 4 Heol Y Cwm, Cross Inn, Nr New Quay, Ceredigion. SA44 6BB.**

**£545,000**

**Ref R/4855/ID**

**\*\* A Grand Design! \*\* Impressive and substantial Detached residence \*\* 4 Beds (3 Bath) \*\* Quality and perfection! \*\* Integral Garage \*\* Easily maintained lovely private Grounds \*\* Located within an exclusive cul-de-sac of private homes \*\* Elegant and luxurious \*\***

The elegant and modern accommodation provides: large Reception Hall with impressive split staircase to a Galleried Landing, Cloakroom WC, front Sitting Room/Study, Lounge, rear Conservatory, Dining Room, Kitchen, Breakfast Room, Utility Room, Integral Garage with WC. First Floor provides a Principal Bedroom suite with En-Suite Bathroom, dressing room, 3 x further Double Bedrooms (1 with En-Suite shower room and toilet), main family Bathroom and WC.

Heol y Cwm is a modern high quality development providing a meandering Avenue of exclusive homes on the edge of the village of Cross Inn which offers a good range of amenities including shops, post office, public house, places of worship, nearby area primary school and only 2 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. 8 miles Aberaeron. Easy reach of the major marketing and amenity centres of the area.



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aberaeron@morgananddavies.co.uk



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

## GENERAL

The placing of Plas y Dderwen on the market provides prospective purchasers with an opportunity of acquiring one of the most impressive homes available within this Cardigan Bay coastal region. Built of high quality workmanship and material, this impressive home has been built and indeed maintained to perfection and is ready to move into without any further expensive whatsoever. Emphasis has been on the best in all respects.

The accommodation provides as follows:

## GROUND FLOOR

### Front Entrance

With engraved and leaded glass inset and matching side panels to:



### Reception Hall

16' 4" x 14' 4" (4.98m x 4.37m) with solid oak flooring, central heating radiator, 2 corner built in cupboards, open ceiling to upstairs Galleried Landing.



### Cloakroom off

with tiled floor, low level flush toilet, vanity unit with mirror over, half tiled walls, central heating radiator.





### Front Sitting Room/Study/Home Office

17' 2" x 12' 0" (5.23m x 3.66m) (into front bay window) with oak flooring, central heating radiator.



### Lounge

18' 6" x 15' 0" (5.64m x 4.57m) with oak flooring, central heating radiator, feature modern electric fire, central heating radiator, sliding patio doors through to:





### Rear Conservatory

15' 1" x 10' 0" (4.60m x 3.05m) with oak flooring, French doors to Garden.



### Dining Room

13' 5" x 11' 6" (4.09m x 3.51m) with oak flooring, central heating radiator, French doors to rear Garden/patio.







## Kitchen

18' 8" x 12' 1" (5.69m x 3.68m) with tiled floor, a new modern range of base and wall cupboard units incorporating pan drawers, slide out larder drawers, oak effect laminate worktops, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, Siemens dishwasher, fridge and eye level combination Bosch oven with roll out warming drawer, a recently installed Leisure CHEFMASTER range with electric oven, 5 ring LPG hob and ceramic hob with extractor above, rear aspect window. A central island unit with granite inset worktop, cupboards below and wine racks, central heating radiator, 5' opening interconnects the:

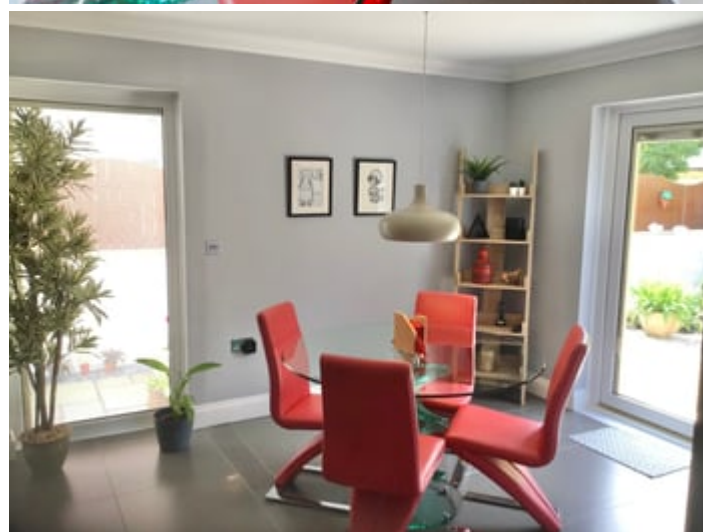
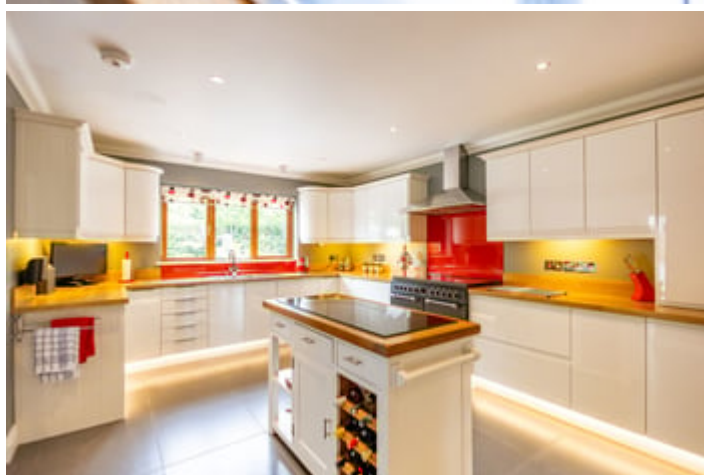






### Side Breakfast Room

11' 7" x 9' 4" (3.53m x 2.84m) with full height side window and wide glazed door to rear patio/Garden.



### Utility Room

with tiled floor, stainless steel single drainer sink unit (hot and cold) base cupboards with Formica working surfaces, wall cupboards, appliance space and plumbing for automatic washing machine, part tiled walls, side aspect window. Door through to:

## Integral Garage

18' 4" x 17' 0" (5.59m x 5.18m) with automatic up and over insulated door, power and light, side aspect window, Grant oil fired central heating boiler, corner positioned separate WC with tiled floor, low level flush toilet and wash hand basin.. Range of fitted storage cupboards, work bench and rubber workshop flooring.



## FIRST FLOOR

### Large Central Galleried Landing

18' 2" x 15' 7" (5.54m x 4.75m) approached via a solid oak impressive split staircase with high ceilings and to the front a feature front opaque window, central heating radiator, built in airing cupboard housing the hot water control system and the solar panel control unit, further cupboard.



### Principal Bedroom Suite - Hallway leading to:

#### Double Bedroom

17' 3" x 15' 10" (5.26m x 4.83m) with large front window, central heating radiator.

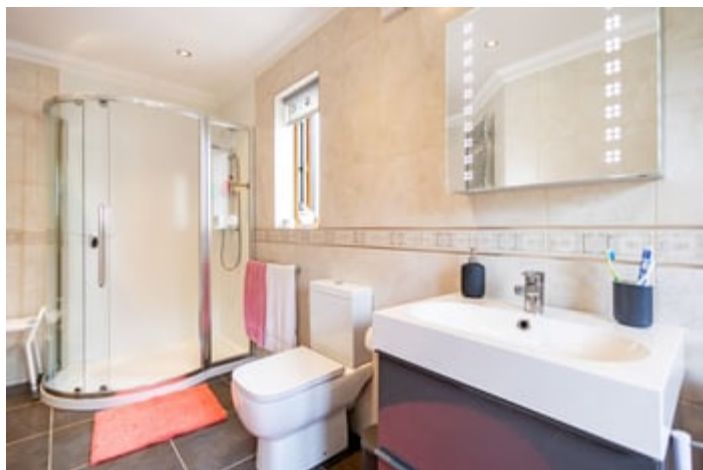


### Separate Dressing Room

#### En-Suite Bathroom

14' 9" x 8' 2" (4.50m x 2.49m) with tiled floor, white suite provides a Jacuzzi bath, vanity unit with inset wash hand basin and illuminated mirror cupboard over, low level flush toilet, large shower cubicle with shower above.





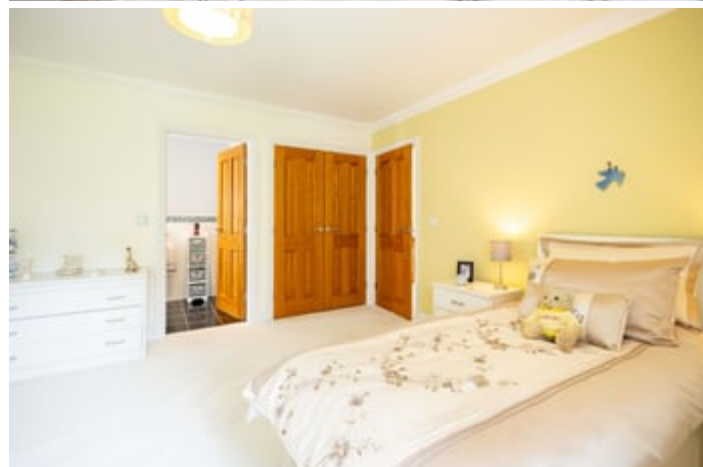
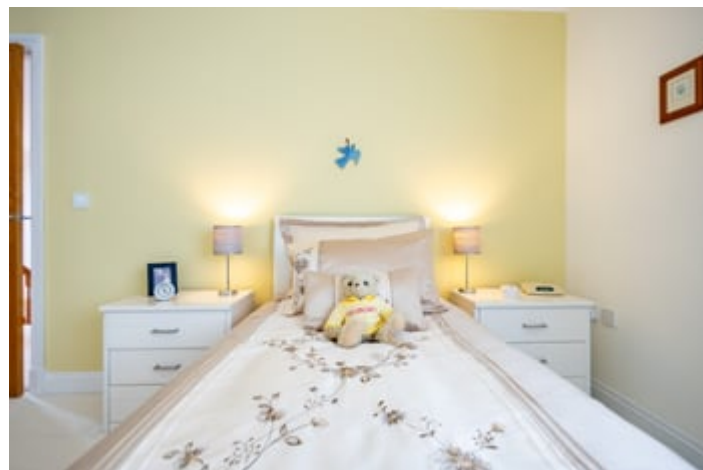
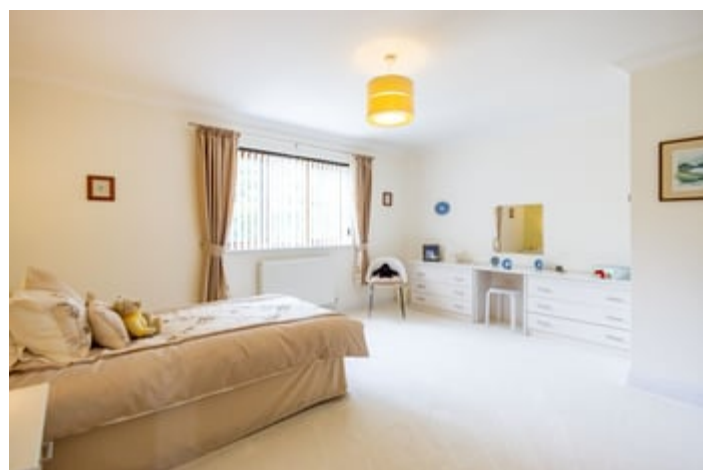
### Front Double Bedroom 2

15' 2" x 13' 5" (4.62m x 4.09m) with front aspect window, central heating radiator, built in wardrobes.



### Rear Double Bedroom 3

15' 1" x 13' 2" (4.60m x 4.01m) with rear aspect window, central heating radiator, built in wardrobes.





### En-Suite Shower Room

with tiled floor and tiled walls, low level flush toilet, vanity unit with inset wash hand basin with mirror and light, shower cubicle, towel radiator.



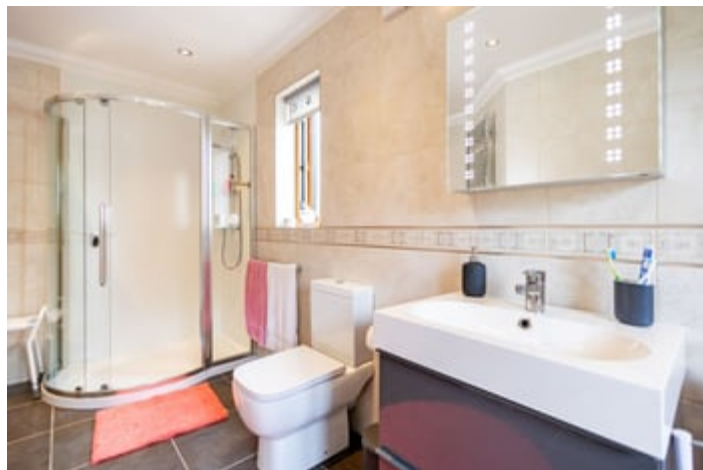
### Rear Double Bedroom 4

10' 8" x 9' 8" (3.25m x 2.95m) with rear aspect window and central heating radiator.

### Main Family Bathroom

9' 7" x 9' 2" (2.92m x 2.79m) with tiled floor and tiled walls, panelled bath, vanity unit with mirror over, low level flush

toilet, towel radiator and a corner positioned shower cubicle.



### EXTERNALLY.

#### To the Front

Wide galvanised double gates leading to a walled forecourt with a tarmacadamed drive and ample turning and parking space for several vehicles. Lawned grounds to one side with mature shrubs etc.

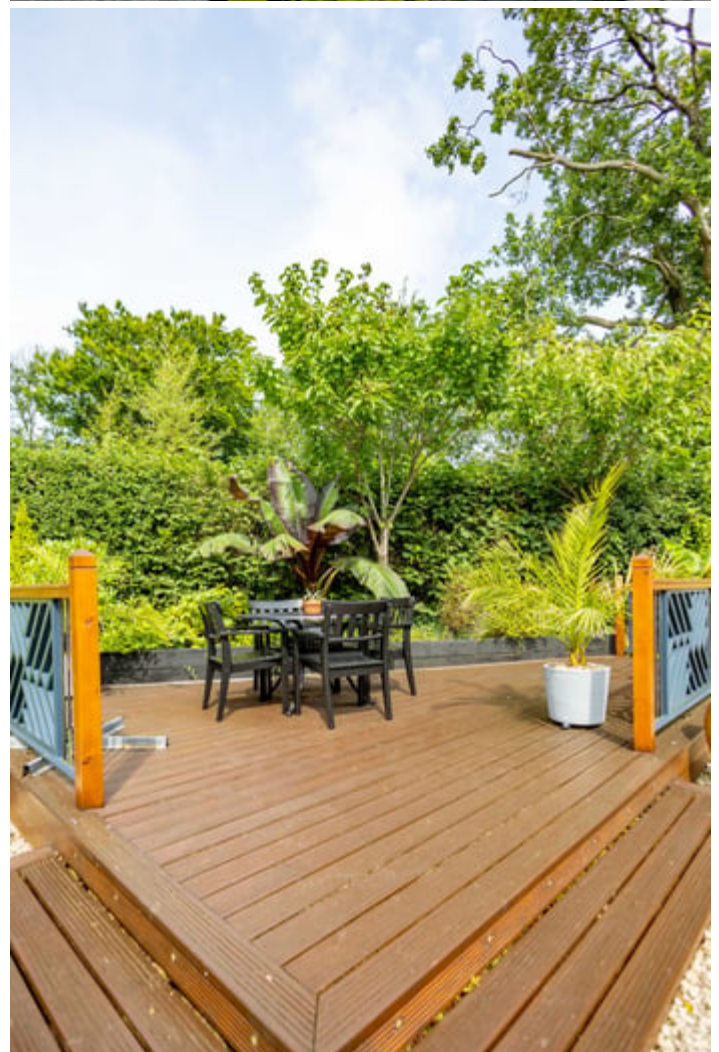






## To the Rear

Paths lead to the rear where there is a private nicely laid out area of Garden and Grounds which provides a paved patio area, a raised decking area, various shrubs and flower borders.







### **Timber Insulated Garden Shed/Workshop**

12' 0" x 8' 0" (3.66m x 2.44m)



### **Koi Pond**

Koi pond 20' in length by 6' width and 4' deep with full filtration system.

(The Koi carp will be included in the sale).



### **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.

### **VIEWING ARRANGEMENTS**

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**

Mains Electricity, Water & Drainage. Oil Fired Central Heating. Solar panels for hot water. Fibre optic broadband to the premises and GRP satellite dish.

Council Tax Band Band - G (Ceredigion County Council).

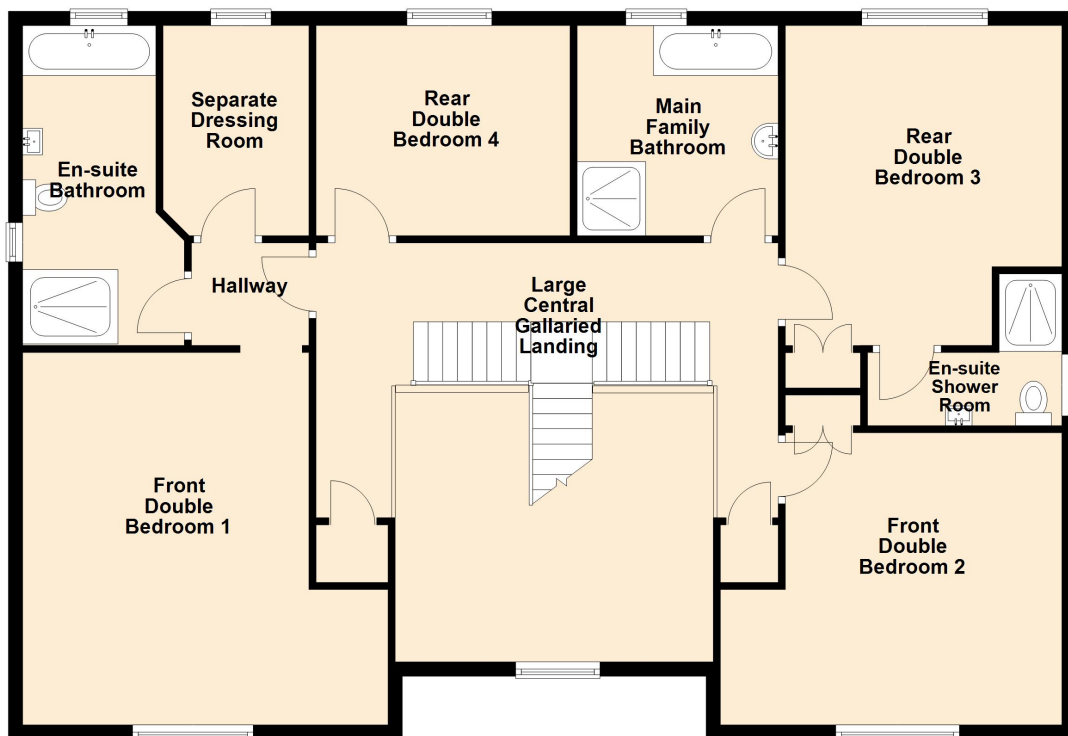
Tenure - Freehold.



Ground Floor



**First Floor**





## MATERIAL INFORMATION

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**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (75)

**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 the 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. Drive through the village and as you leave the village you will encounter a hairpin right hand bend and 100 yards further on you will see a stone walled entrance to Heol y Cwm on the right hand side. As you drive into Heol Y Cwm this will be the 3rd property 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>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(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 :

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



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