MORGAN & DAVIES
EST. 1989

Regulated by RICS

Estate Agents | Property Advisers
Local knowledge, National coverage

Attractive 3-4 bed detached dormer bungalow set in popular coastal village location. Cross Inn Near New Quay - West Wales.









Bromebyd, 1 Maes Yr Halen, Cross Inn, Near New Quay, Ceredigion. SA44 6NU.

£379,000

Ref R/4777/RD

Attractive 3-4 bed dormer bungalow Sought after coastal village**Popular development and finished to the highest order**Well maintained and presented**Off road parking**Private rear garden with no overlooking**A good standard of living accommodation**Walking distance to village amenities**Traditional build under a slated roof with upvc double glazing**5 minutes drive to New Quay**

The property is situated within the coastal village of Cross Inn which offers village shop and post office, public house, local cafe, agricultural merchants and is conveniently positioned along the strategic bus network. The fishing village of New Quay is some 5 minutes drive from the property offering a wider range of service including primary school, doctors surgery, local shops, cafes, bars, restaurants as well as renowned sandy beaches. The property lies equi distant 30 minutes drive from the University town of Aberystwyth to the north and Cardigan to the south. The Georgian Harbour town of Aberaeron is within 15 minutes drive of the property.

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

www.morgananddavies.co.uk

THE ACCOMMODATION

Reception Hallway





8' 2" x 15' 3" (2.49m x 4.65m) accessed via glass panel upvc door to front, velux roof light over, oak effect vinyl flooring, open staircase to first floor, BT point.

W.C.



With single wash hand basin, rear window.

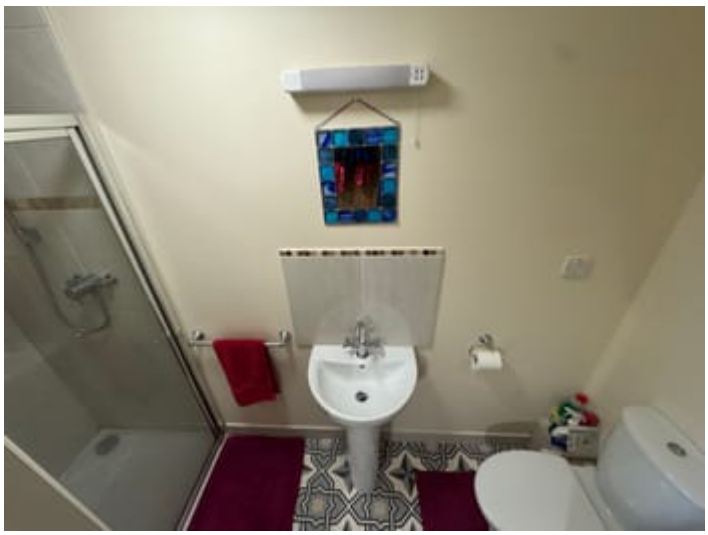
Ground Floor Bedroom 1





9' 9" x 13' 7" (2.97m x 4.14m) a double bedroom, currently utilised as a play room, window to front, multiple sockets, fitted wardrobe.

En Suite



Enclosed corner shower, w.c. single wash hand basin.

Lounge









14' 4" x 23' 1" (4.37m x 7.04m) large family living room with window to front and side, sliding patio door to rear garden, electric fire with timber surround, wood effect flooring, multiple sockets.

Kitchen











18' 7" x 13' 6" (5.66m x 4.11m) off white Shaker style base and wall units, Indesit electric oven and grill, Indesit electric hobs with extractor over, formica worktop and splash back, 1½ stainless steel sink and drainer, mixer tap, fitted dishwasher, side larder storage unit, space for 6+ persons dining table, rear window to garden, tv point, multiple sockets, spot lights to ceiling.

Utility Room

10' 4" x 5' 5" (3.15m x 1.65m) with range of base units housing a Grant oil boiler, stainless steel sink and drainer with mixer tap, rear window and door to garden.



Study (potential bedroom 4)

11' 3" x 10' 3" (3.43m x 3.12m) with wood effect flooring, window to front and external door to side, multiple sockets, airing cupboard.







FIRST FLOOR

LANDING



With velux roof light over.

Bedroom 2







14' 3" x 13' 7" (4.34m x 4.14m) a double bedroom, dual aspect velux roof lights, multiple sockets.

En Suite



8' 2" x 7' 2" (2.49m x 2.18m) a white suite including a panelled bath with shower over, single wash hand basin, w.c. rear velux roof light, part tiled walls, tile effect vinyl flooring.

Master Bedroom 3







15' 5" x 13' 8" (4.70m x 4.17m) a luxurious double bedroom suite, velux roof light to rear, ample cupboard space, walk in wardrobe 5'3" x 8'1".

En Suite

8' 8" x 7' 9" (2.64m x 2.36m) a white suite to include P shaped panelled bath with shower over, w.c. single wash hand basin, velux roof light, part tiled walls, tile effect vinyl flooring, spot lights to ceiling.





EXTERNALLY

To the Front



The property is approached from the entrance of Maes Yr Halen into a stone walled tarmacadamed foercourt with space for 3+ vehicles to park, mature planting to borders and tiled ramp leading to front door.

To The Rear

Side footpath leading through to rear enclosed garden area with 6' panel fencing, extended patio and bonded gravelled area along the entire rear elevation. Steps leading up to decking and decorative gravel area and lawn.











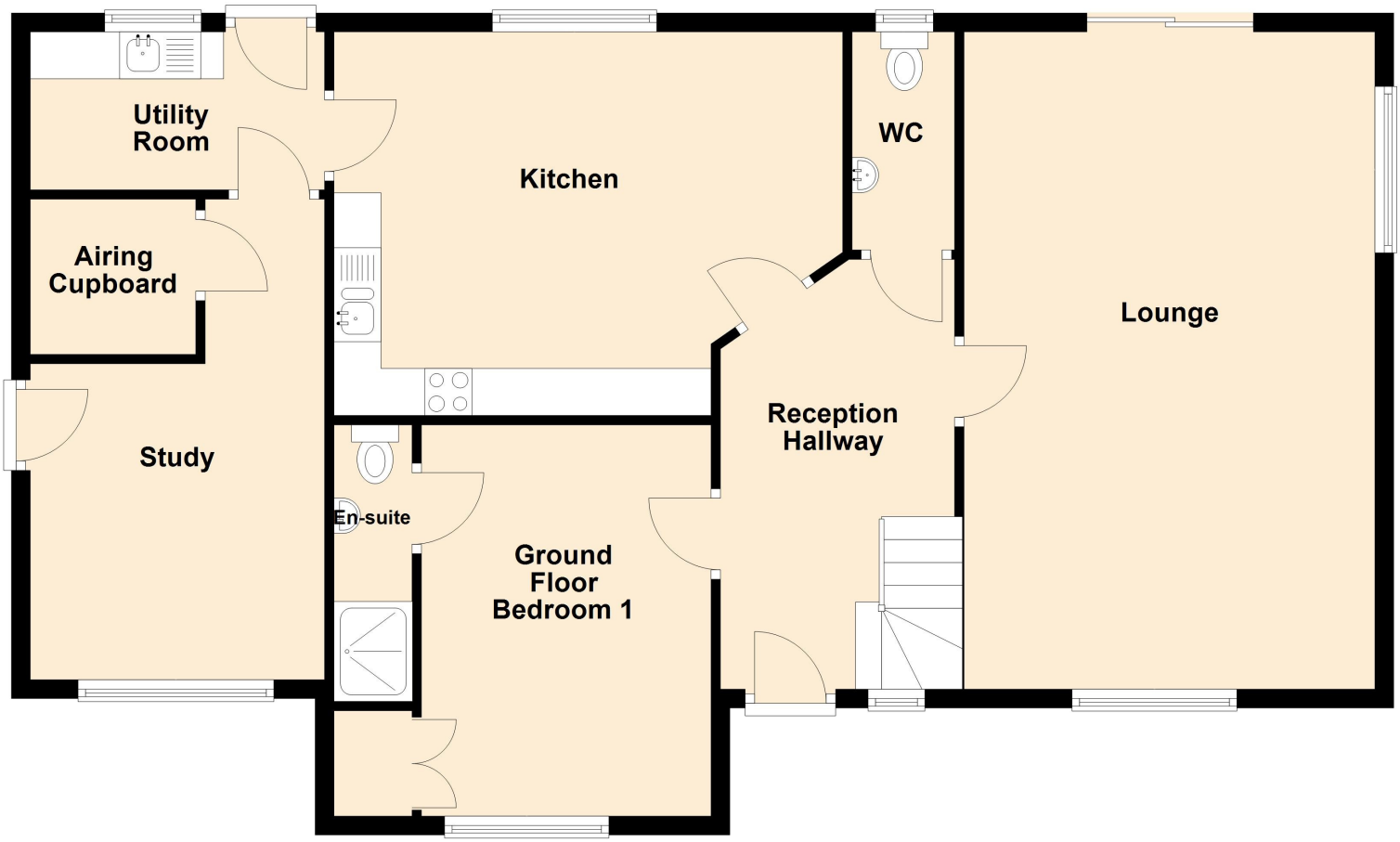
Services

The property benefits from mains water, electricity and drainage. Oil central heating.

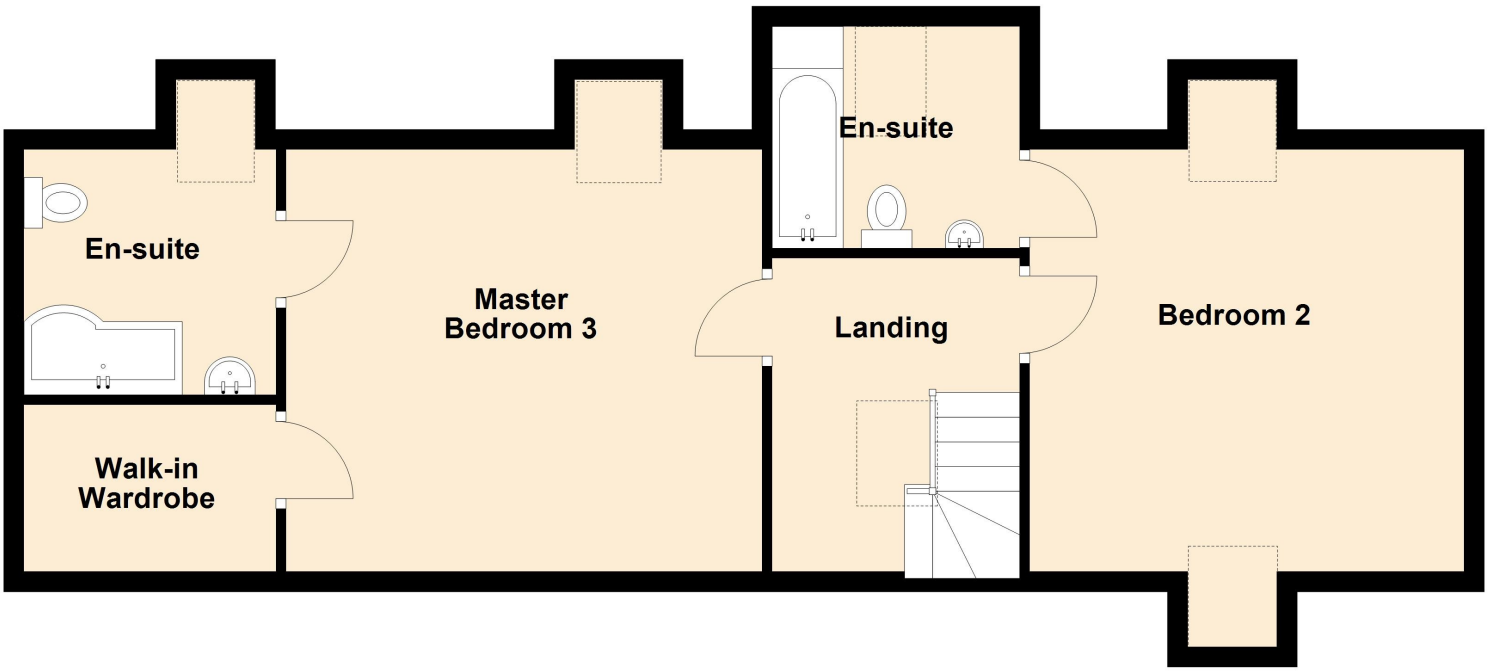
Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor

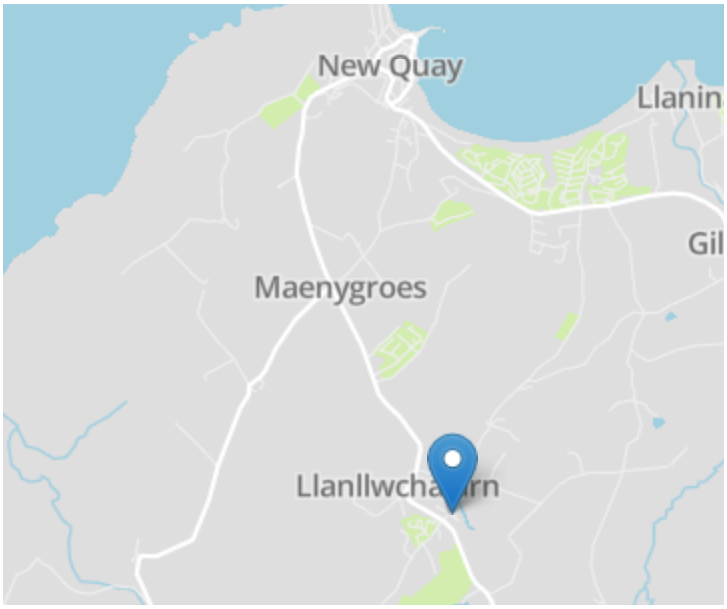

En-suite
Master
Bedroom 3
En-suite
Landing
Bedroom 2
Walk-in
Wardrobe

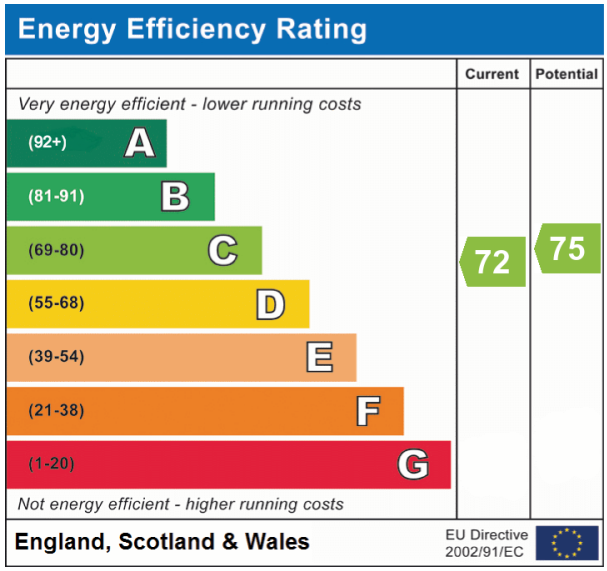
MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Driveway. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

EPC Rating: C (72)
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

MORGAN & DAVIES
EST. 1989





Directions

From Synod Inn on the A487, head West on the A486 sign posted New Quay. Pass through the village of Pentre Bryn and Ysgol Bro Sion Cwilt and after some 2 miles or so you will enter the village of Cross Inn. Pass the Londis shop on your right hand side, then take the immediate right hand turning on the crossroads, proceed for approximately 100 yards and the entrance to Maes Yr Halen is on your right hand side with Bromebyd being the first property on your left.

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
http://www.morgananddavies.co.uk

Regulated by RICS®