MORGAN & DAVIES
EST. 1989

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Nicely Presented, Comfortable 3 Bed Detached Bungalow with Garage. Popular Quiet Village of Cross Inn, Near New Quay.









Swn Y Nant, Cross Inn, Near New Quay, Ceredigion. SA44 6LW.

£265,000

Ref R/5042/ID

**Immaculately presented detached bungalow ** Comfortable 3 bed accomodation ** Popular quiet coastal village of Cross Inn ** Only 2 miles to the coast at New Quay ** Full double glazing and central heating ** Single garage / workshop ** Easily maintained grounds ** Close to bus route and village amenities **Available fully furnished ** Worthy of an early inspection **

The acommodation provides - front vestibule, entrance hall, kitchen, dining room, utility room, sitting room, 3 bedrooms and family bathroom.

Conveniently positioned within a select private cul de sac at the coastal village community of Cross Inn which offers an excellent range of local amenities and lies only some 2 miles South of the popular coastal resort and Seaside fishing village of New Quay on Cardigan Bay. Some 8 miles from the Georgian Harbour Town of Aberaeron and an easy reach of the larger marketing and amenity centres of the area.

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THE ACCOMMODATION

Front Vestibule

via upvc entrance door, built in cloak cupboard. Glazed inner door leads to -



Entrance Hall

28ft in length with double panel radiator, feature dado rail, hatch to Loft. Built in airing cupboard which houses the Worcester oil fired central heating boiler.



Front Double Bedroom 1

11' x 10' 6" (3.35m x 3.20m) with central heating radiator, vertical blinds to window.



Rear Double Bedroom 2

11' x 10' 5" (3.35m x 3.18m) with central heating radiator, roller blinds to window.





Bathroom





12' x 5' 7" (3.66m x 1.70m) (max) with half tiled walls, a white suite comprising of a panelled bath, a tiled shower cubicle, pedestal wash hand basin, shaver light and point, central heating radiator, roller blinds to window.

Bedroom 3

9' 8" x 8' 3" (2.95m x 2.51m) (max) with central heating radiator and built in useful shelved cupboard.





Kitchen

16' 1" x 7' 7" (4.90m x 2.31m) with part tiled and part panelled walls, an excellent range of quality cream fronted base and wall cupboard units with Formica working surfaces, some wall cupboards having glazed doors, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, space for slot in oven (optional) with cooker hood over, pull out breakfast bar, central heating radiator, roller blinds to window, rear exterior door.







Utility Room off

7' 4" x 4' 9" (2.24m x 1.45m) with a fitted range of matching base cupboards with Formica working surfaces and wall cupboards, appliance space with plumbing for automatic washing machine, part tiled and panelled walls, central heating radiator, roller blind to window.



Spacious Sitting Room

15' 11" x 15' 7" (4.85m x 4.75m) with vertical blinds to window, feature dado rail, shelved alcove and plate rack.







Dining Room

12' 8" x 8' 4" (3.86m x 2.54m) with central heating radiator, patio doors to rear garden with vertical blinds.





EXTERNALLY

To the Front

The Grounds are easily maintained providing a large gravelled forecourt with tarmacadamed side driveway which leads to a -





Garage

15' 1" x 11' 2" (4.60m x 3.40m) with up and over door, power and light connected. Rear lean to shed 11'2" x 5. Outside water tap.







To the Rear

The grounds for ease of maintenance have been gravelled with large decking areas. Fully enclosed with recently erected side gate. Covered oil tank.















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

VIEWING: 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

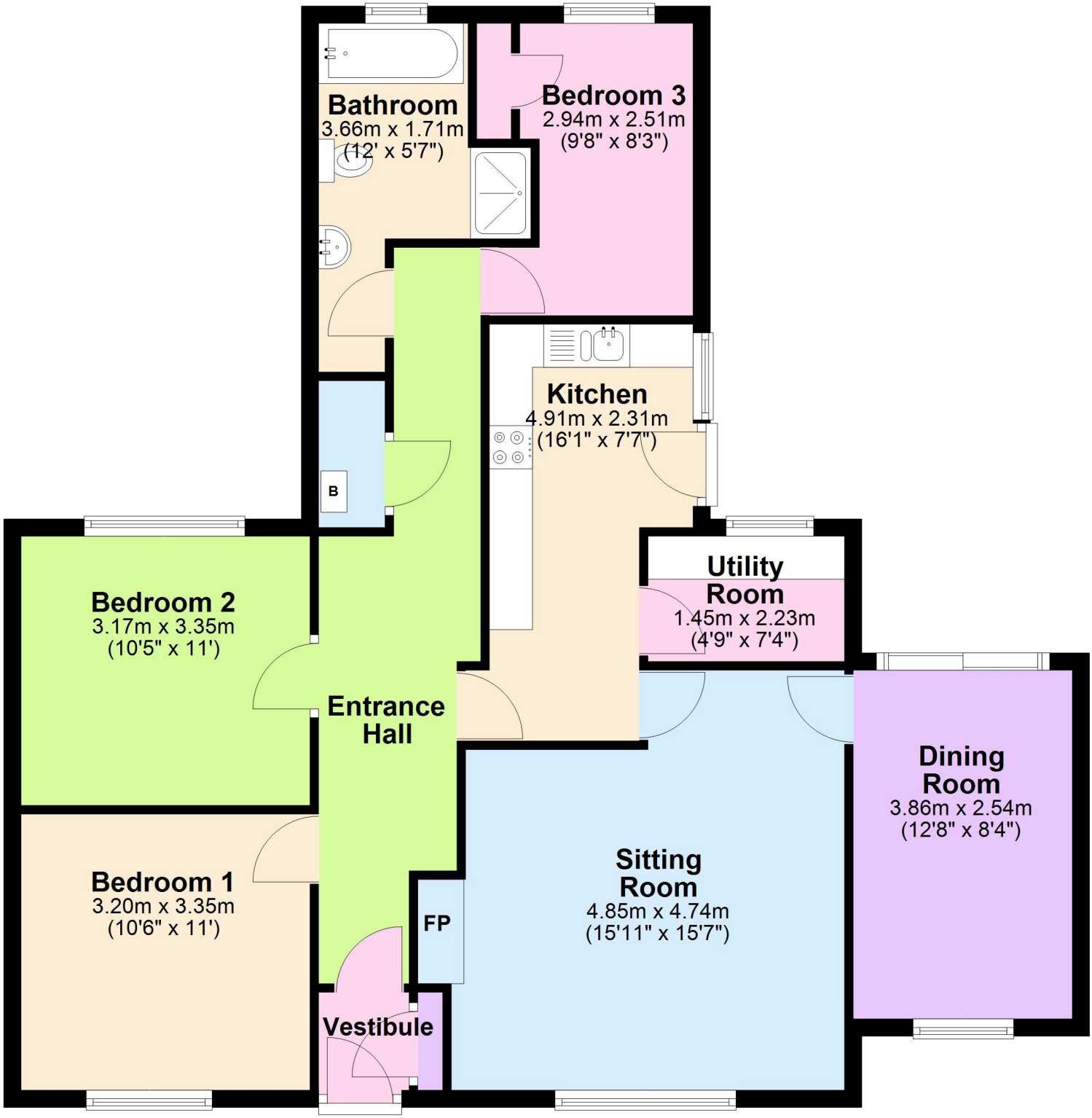
Services

Mains Electricity, Water & Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations. Oak effect upvc Double Glazing.

Council Tax Band D (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement. Plan produced using PlanUp.

Swn Y Nant , Maes A Mor, Cross Inn

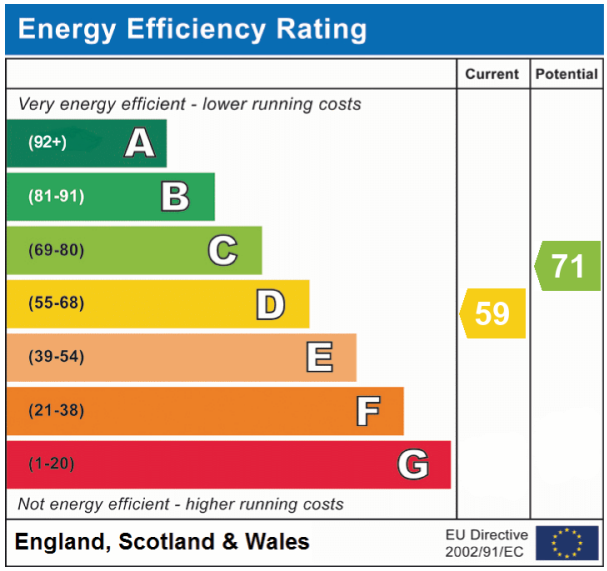
MATERIAL INFORMATION

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

EPC Rating: D (59)
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

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Directions

From Aberaeron proceed South West on the A487 coast road to the village of Synod Inn. At Synod Inn turn right onto the New Quay road. Follow this road into the village of Cross Inn. At the centre of the village alongside the public house turn left and the entrance to Maes a Mor is the 1st on the left hand side. Proceed into the cul de sac and you will see the property on the right hand side identified by the agents for sale board.

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

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