MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

Compact, conveniently positioned 2 bedroom bungalow residence within easy maintained spacious grounds with ample private parking. Coastal village community. Near New Quay.









Wenallt, 16 Bro Hafan, Cross Inn, Near New Quay, Ceredigion. SA44 6NQ.

£169,950

REF R/5303/ID

** Ideal for retirement/low income buyers ** Most pleasant semi-detached bungalow ** Easily maintained spacious grounds with ample private parking ** 2 bed accommodation ** Double glazing ** Central heating ** LOCAL RESIDENCY RESTRICTIONS ** Level, convenient walking distance to a good range of local village amenities ** 2 miles from the coast ** Disabled friendly **

The accommodation provides - Ent hall, Lounge, Kitchen, 2 double bedrooms and wet room.

Located within the village community of Cross Inn, which lies less than 2 miles inland from the Cardigan Bay coast and the popular coastal resort and seaside village of New Quay. The village offers a good range of local amenities including village shop, public house, places of worship and a nearby new area primary school.

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Entrance Hall/Vestibule



uPVC double glazed with central heating radiator, laminate flooring. Leading to -

Sitting Room







16' 7" x 12' 4" (5.05m x 3.76m) with laminate flooring, central heating radiator and front aspect window.

Rear Kitchen/Breakfast Room







10' 9" x 9' 9" (3.28m x 2.97m) with laminate flooring, range of modern base and wall cupboard units with Formica working surfaces, stainless steel, single drainer sink unit with mixer taps, integrated oven and hob unit with stainless steel cooker hood. Part tiled walls , built in larder cupboard and a cupboard housing a Worcester oil fired central heating combi boiler. Rear aspect window. Rear exterior door. With central heating radiator.

Inner Hall with Access Hatch to Loft

Rear Double Bedroom 1



11' 8" x 10' 8" (3.56m x 3.25m) with laminate flooring, rear aspect window, central heating radiator.

Front Bedroom 2



10' 9" x 9' 3" (3.28m x 2.82m) with central heating radiator and front aspect window.

Shower Room



6' 3" x 5' 8" (1.91m x 1.73m) adapted for disability purposes wish a shower and toilet. Central heating radiator. PVC lined shower walls with disabled-access shower with Mira Advanced electric shower. Disabled modified toilet and was hand basin with central heating radiator.

EXTERNALLY

The Grounds



















The property is contained within a good brick walled boundary with excellent vehicular access onto a concrete driveway with ample turning and parking spaces for several vehicles. The grounds have been laid to provide for ease of maintenance and mainly concreted, gravelled with decorative golden flint chippings.

At the rear is a block-built coal shed and a cedarwood garden shed. A concealed oil storage tank.

VIEWING ARRANGEMENTS

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

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.

GENERAL INFORMATION

Local Residency Restrictions apply as follows :

1. Born within the designated area
2. Resided a total of 5 years within the designated area but not immediately prior to application
3. Currently employed within the designated area
4. Intending to move to the area to care for an elderly or infirm relative or friend or if the purchaser is elderly or infirm, to receive care from relatives or friends who are residing in the area.

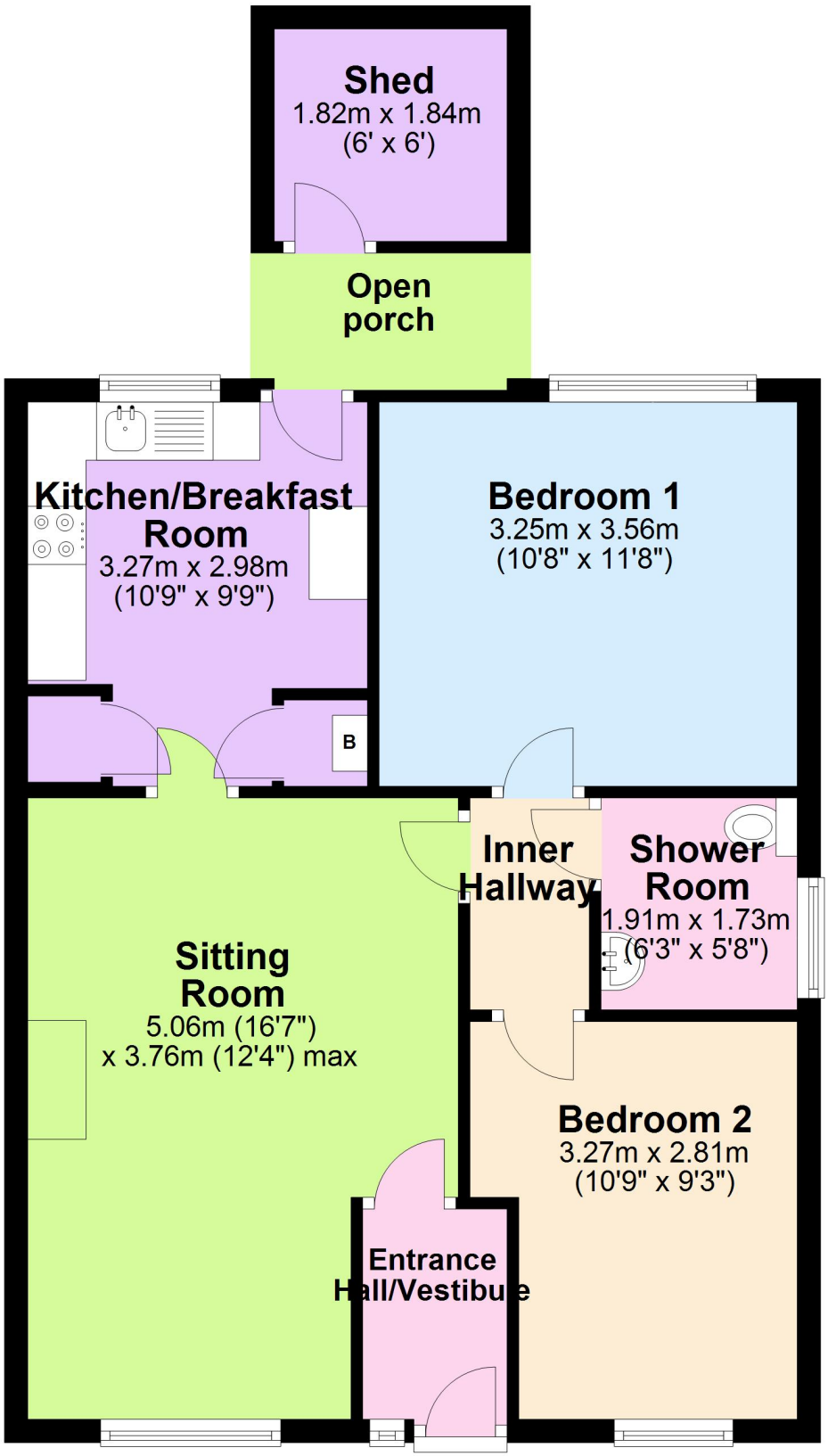
Services

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

Tenure : Freehold

Council Tax Band : B (Ceredigion County Council)

Ground Floor



Total area: approx. 64.1 sq. metres (689.6 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.

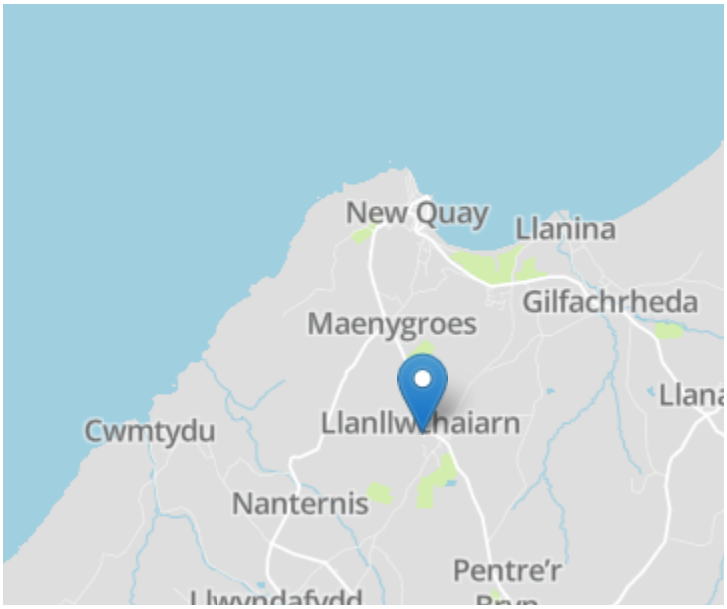
Wenallt, 16 Bro Henllys, Cross Inn

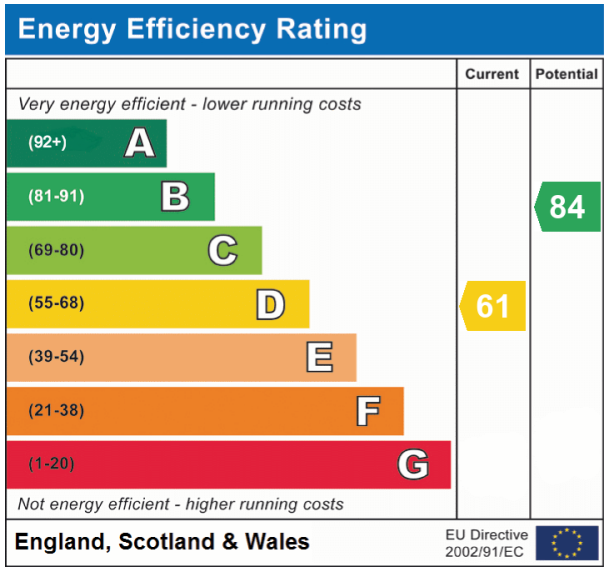
MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: Driveway. 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 (61)
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

Travelling south west from Aberaeron on the A487 coast road, proceed to 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 you will see the Penrhiwgaled Public House on the left hand side, proceed for a further 300 yards and as you leave the village, about to encounter a right hand bend and turn left onto the drive of this property.

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

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