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A delightful, immaculately presented 2-3 bed detached bungalow. Located in the popular coastal village of Cross Inn. Near New Quay - West Wales.









Bettina Lodge Cross Inn, New Quay, Ceredigion. SA44 6LW.

£255,000

Ref R/4519/ID

A most delightful 2-3 detached bungalow residence **Immaculately presented throughoutLocated in the sought after village of Cross Inn Near New Quay**Ideal Retirement Property**Walking distance to all village amenities**Upgraded in recent times**Oil fired Central Heating and Double Glazing**South facing Conservatory**Attached Single Garage**Easily maintained landscaped gardens and grounds **Large front forecourt with ample parking **Close to bus stop**NO ONWARD CHAIN**

The accommodation provides - Rec Hall, Living Room, Kitchen, rear Conservatory/Sun Room, Dining Room/3rd Bedroom, 2 Double Bedrooms, Bathroom and WC.

An opportunity of acquiring a most attractive bungalow residence in a convenient village location, a level walking distance of an excellent range of local amenities including shops, post office, public house, places of worship, nearby leisure centre and primary school, bus route. 2 miles coastal resort and seaside fishing village of New Quay. 8 miles Georgian harbour town of Aberaeron. Easy reach Cardigan, Aberystwyth and Lampeter.

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THE ACCOMMODATION

Entrance Hall

via upvc double glazed entrance door, central heating radiator. Built in airing cupboard.



'L' Shaped Living Room

10' 6" x 10' 5" (3.20m x 3.17m) plus 13'2" x 7'3" having an attractive marble effect fireplace with electric coal effect fire (fireplace could be re-opened), wired for wall lights, central heating radiator, front bay window. Rear aspect window.







Kitchen/Dining Room

10' 8" x 8' 1" (3.25m x 2.46m) providing a modern fitted range of base and wall cupboard units with formica working surfaces, newly installed Diplomat stainless steel double oven and 'Gionien' induction hob unit with cooker hood over, concealed lighting, stainless steel single drainer sink unit with mixer taps, part tiled walls, ceiling spot lighting. Door to rear -









South Facing Sunroom

13' 7" x 10' (4.14m x 3.05m) with tiled floor, upvc double glazed with roller blinds, french windows to garden, wired for wall lights, 2 central heating radiators, cupboard with plumbing suitable for automatic washing machine.





Dining Room /Study / 3rd Bedroom

8' 8" x 7' 3" (2.64m x 2.21m) with central heating radiator. Front aspect window



Inner Hallway

With spring ladder access to loft, central heating radiator.

Bathroom

6' 8" x 5' 5" (2.03m x 1.65m) with a modern white suite comprising of a panelled bath with Mira shower over and shower curtain, pedestal wash hand basin, low level flush toilet, chrome heated towel rail, pvc lined walls.









Front Double Bedroom 1

15' x 8' 10" (4.57m x 2.69m) with front bay window, central heating radiator. Fitted wardrobes with mirror sliding doors.



Rear Bedroom 2

11' 6" x 8' 8" (3.51m x 2.64m) with central heating radiator. Rear aspect window.

Attached Garage

19' x 10' (5.79m x 3.05m) with up and over door and houses the oil fired central heating boiler. Fitted storage cupboards with formica working surfaces.



EXTERNALLY

At the Front

Spacious front walled forecourt with ample turning and parking space. Side gravelled patio areas.





At the Rear

A most attractive landscaped garden providing large paved patio area and pathways with circular raised flower and shrub beds, lawned garden area. An abundance of ornamental trees and shrubs.

Useful timber built Garden Shed 10' x 8'. Outside water tap. Enclosed oil storage tank.

All enjoying a lovely south facing warm aspect.





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

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

TENURE

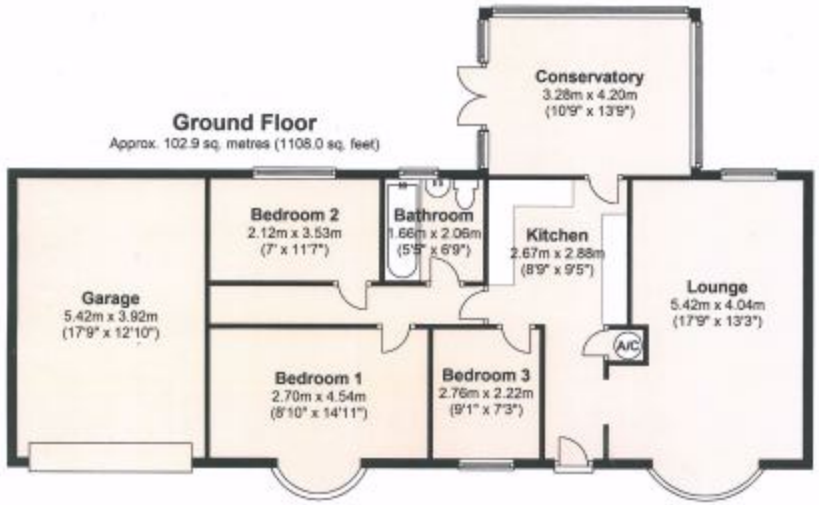
The property is of Freehold Tenure.

Services

Mains Water, Electricity and Drainage. Oil Fired Central Heating. Fibre Optic Broadband available.

Council Tax Band D (Ceredigion County Council).

Bettina Lodge, Cross Inn



Total area: approx. 102.9 sq. metres (1108.0 sq. feet)

MATERIAL INFORMATION

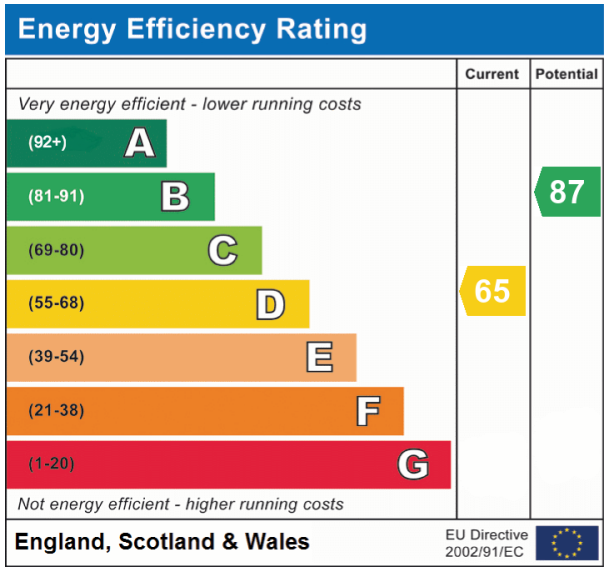
Council Tax: Band D
N/A
Parking Types: Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: D (65)
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 the proeprty is best approached by taking the main A487 coast road towards Cardigan. At the village of Synod Inn turn right onto the A486 New Quay road. Follow this road into the village of Cross Inn and at the centre of the village alongside the public house, turn left at crossroads, proceed up this road for 100 yards and Bettina Lodge will be seen on the left hand side.

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

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