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**24 Heol Y Cwm, Cross Inn, Near New Quay, Ceredigion, SA44 6BB**

**Asking Price £393,000**

Nestled in the charming village of Cross Inn, near the picturesque seaside fishing village of New Quay, this superbly presented, luxuriously appointed 3 bed detached bungalow will not disappoint!

The property offers a delightful blend of modern living and comfort with an open plan living, dining, and kitchen area, 3 well-proportioned bedrooms and 2 bathrooms, this property is ideal for families or those seeking a peaceful retreat. The bungalow is equipped with oil-fired underfloor heating and thermal solar panels providing an eco-friendly solution for hot water and enhancing the property's energy efficiency.

Set on a large plot, the bungalow boasts easy-to-maintain landscaped grounds, with off-road parking and a useful garage. The property is conveniently located on the outskirts of the popular village of Cross Inn with local amenities such as shops, public house, place of worship. The surrounding area is known for its stunning sandy beaches, picturesque secluded coves and a vibrant community, making it a popular choice for those who appreciate coastal living.

## Location

Conveniently located on a bus route on the outskirts of the village of Cross Inn, just outside New Quay. The property is within easy reach of shops, a filling station, public house, new area primary school and is some 3 miles from the popular seaside resort and fishing village of New Quay, renowned for its sandy beaches. The property is also conveniently located just 8 miles from the Georgian harbour town of Aberaeron with local amenities including its comprehensive range of schooling, shops, bars and restaurants. The property affords more particularly, the following:

## Hallway



A large, welcoming space providing an insight to the commodious proportions of this home, with tiled flooring, door to airing cupboard housing the pressurised hot water tank, and a separate cloak cupboard.

## Open Plan Living/Dining area & Kitchen

32'9" x 15'7" (10 x 4.76)



This really is the heart of the home, featuring an open plan living, dining, and kitchen area, creating a spacious and inviting atmosphere; perfect for entertaining or relaxing, with the addition of lovely bi-fold doors leading to the garden.

## Kitchen Area



Having a luxuriously appointed range of units in a contemporary gloss finish with quartz effect work surfaces and soft close doors and drawers.

The good quality appliances include a Zanussi 6 ring LPG hob with extractor hood over, Zanussi double oven, integrated larder fridge and freezer.

## Living Area



This area is complimented by the bi-fold doors providing the opportunity for alfresco living and bringing the outdoors inside to this south facing side of the property.

### Utility Room

10'3 x 5'6 (3.12m x 1.68m)



With a range of storage cupboards including a sink unit, space for washing machine and tumble dryer and also housing the oil fired boiler. Rear entrance door to garden.

### Master bedroom

15'1" x 13'11" (4.61 x 4.25)



With (optional) fitted bedroom suite with wardrobes having mirror fronted doors.

### Ensuite Shower room



Having a double shower unit with an attractive tiled surround, vanity unit with wash basin and toilet.

### Bedroom 2

13'10 x 9'10 (4.22m x 3.00m)



With front window and door to Jack & Jill Shower Room

### Bedroom 3 / Office

11'5 x 10'1 (3.48m x 3.07m)



With side window.

### Jack & Jill Shower Room



With a modern suite comprising of a double shower unit with rainfall shower above, vanity unit with wash handbasin, W.C., towel rail, extractor fan, side window and tiled flooring.

## Externally



The property benefits from a tarmac driveway with ample off-road parking for several vehicles leading to a detached garage. To the front of the property, is a low maintenance low maintenance garden area with variety of shrubs.

### Detached Garage

11'10 x 19'0 (3.61m x 5.79m)



A block built single garage with an electric roller door and power connected.

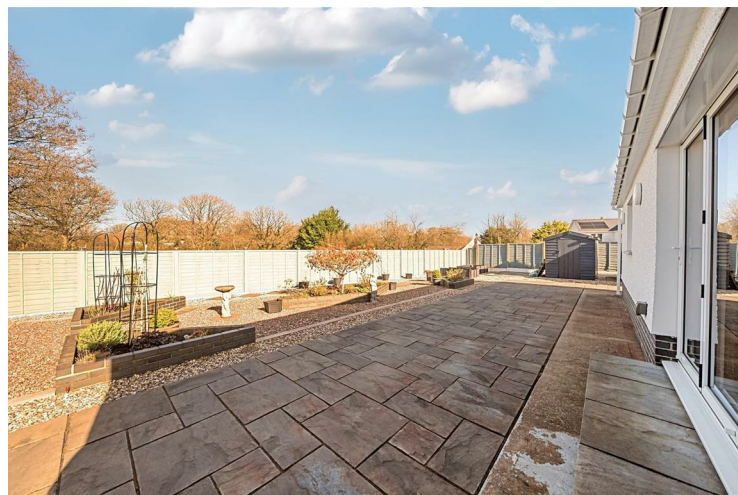
## Grounds



To the rear of the property is a south facing, easy-to-maintain garden featuring patio areas and raised flower beds with a

variety of shrubs and flowers. There is also a convenient garden shed with electricity connected.

## Rear Patio



## Services

We are informed the property is connected to mains water, mains electricity and mains drainage with oil-fired central heating and uPVC double glazing throughout.

## Council Tax Band E

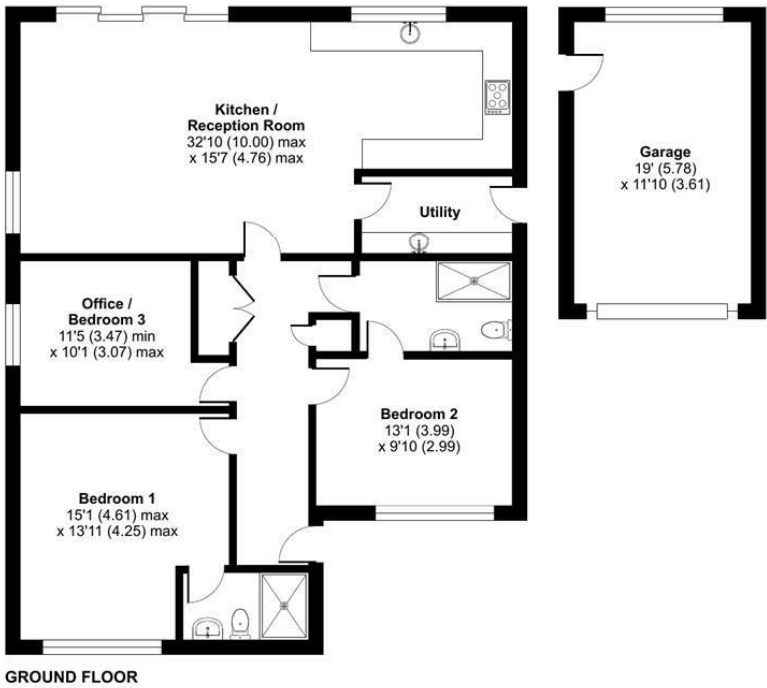
The property is council tax band E.

## Directions

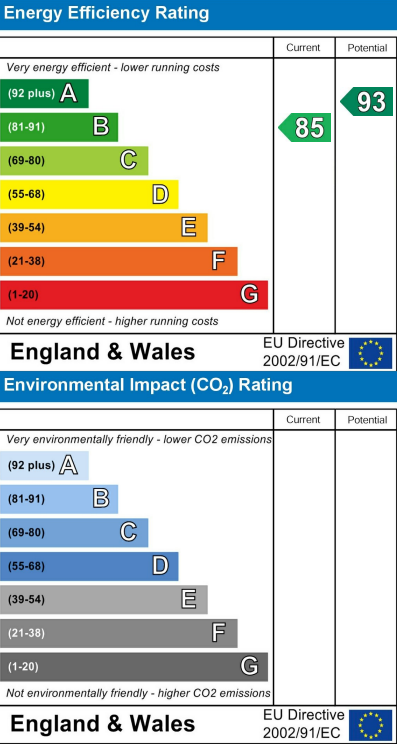
From Aberaeron, take the A487 south and continue through the village of Llanarth and at Synod Inn, take the right hand turning on to the A486 towards New Quay. Continue into the village of Cross Inn and following the road to the right upon leaving the village, take the right hand turning in to Heol y Cwm where the property can be found on the left hand side as identified by the agent's For Sale board.

Heol Y Cwm, Llandysul, SA44

Approximate Area = 1463 sq ft / 135.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Evans Bros Ltd. REF: 1423029



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