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**Tresi Aur Cross Inn, Cross Inn, Llandysul, SA44 6LW**

**Offers In The Region Of £415,000**

A substantial coastal bungalow offering well proportioned 4 double bedrooomed, 2 bathroom accommodation with oil fired central heating. The property is complemented by attractive yet easy to maintain gardens and grounds with paved driveway, attractive lawned areas, raised patio and detached garage/workshop. The property is attractively located on the edge of the village of Cross Inn, only some 2 miles from the popular seaside fishing village of New Quay.



## Location



The property is attractively located on the edge of the popular village of Cross Inn with a good range of local amenities including public house, shop and on a regular bus route, only some 2 miles from the pretty fishing village of New Quay renowned for its sandy beaches, which also offers a good range of facilities including primary school, doctors surgery, chemist, shops, cafes, restaurants, pubs etc.

The property is conveniently located some 8 miles from the Georgian harbour and market town of Aberaeron and is convenient to the larger towns of Cardigan to the south and Aberystwyth to the north.

## Description



An imposing and substantial bungalow residence, offering well proportioned accommodation that really has to be viewed internally to be fully appreciated.

The property has the benefit of double glazed windows and oil fired central heating, and affords more particularly the following:

## Recessed front entrance door:



With attractive stained and leaded glass insets with matching sidelight. Leading to:

## Hallway

10'1 x 9'4 (3.07m x 2.84m)



An inviting space, giving an instant feel of the attractive proportions of this property.



### Living room

22'8 x 13'5 (6.91m x 4.09m)



A large, light room with double aspect windows, including large front picture window, feature fireplace with a timber surround and marble inset having an electric fire, two radiators, feature recessed arches with display lights.

### Rear utility room

10'7 x 9 (3.23m x 2.74m)



With base units, plumbing for automatic washing machine, oil fired boiler and rear entrance door.

### Kitchen / dining room

23'9 x 10'10 (7.24m x 3.30m)



A spacious room with an extensive range of kitchen units at base and wall level incorporating a single drainage sink unit, fitted oven and hob with extractor hood over, integrated dishwasher, fridge, freezer and breakfast bar.



With four built in cupboards incorporating an airing cupboard with radiator.

### Dining Area



Having French doors to rear patio.



### Master bedroom 1

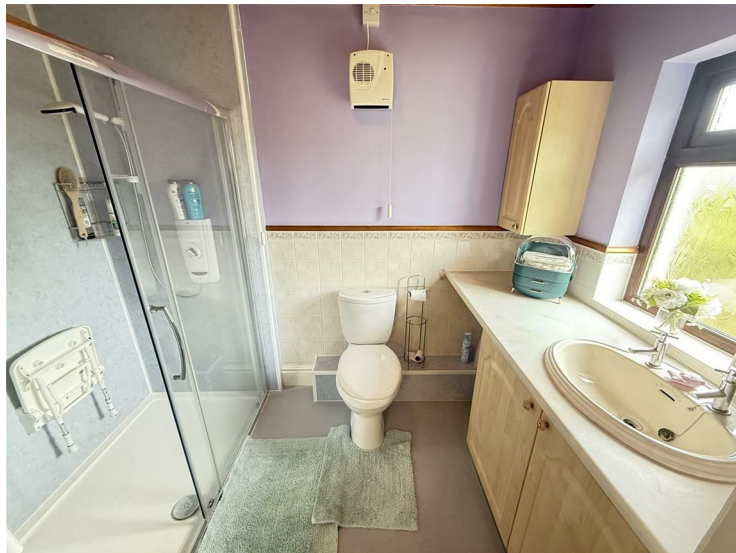
12'7 x 12'6 (3.84m x 3.81m)



With rear window.

### En-suite shower room

9 x 5'6 (2.74m x 1.68m)



Having access to a double shower enclosure, wash hand basin, toilet and with tiled walls.

### Rear bedroom 2

15'3 x 11'5 (4.65m x 3.48m)



Built in wardrobes, radiator and rear window.

### Front bedroom 3

12'6 x 12 (3.81m x 3.66m)



Radiator and front window.



**Front bedroom 4**  
13 x 11'7 (3.96m x 3.53m)



Radiator, front window and built in wardrobes.

**Bathroom / wet room**



With an easy access shower facility previously housing a bath, with wash handbasin, toilet and tongue & groove ceiling.

**Externally**



The property is approached via a tarmacked driveway having a front paved driveway, providing ample parking and turning space. This leads to a:

**Detached Garage / workshop**  
9'9 x 13 (2.97m x 3.96m)



With an electric front door and power connected.



## Garden & grounds



The property benefits from attractive garden areas yet being easy to maintain with front lawned area, extensive rear patio, further rear lawned area and raised patio, in an attractive edge of village location yet within an easy walking distance to good range of facilities and regular bus route.

### Rear patio area



## Services



We are informed that the property is connected to mains water, mains electricity, mains drainage, oil fired central heating with fibre broadband available.

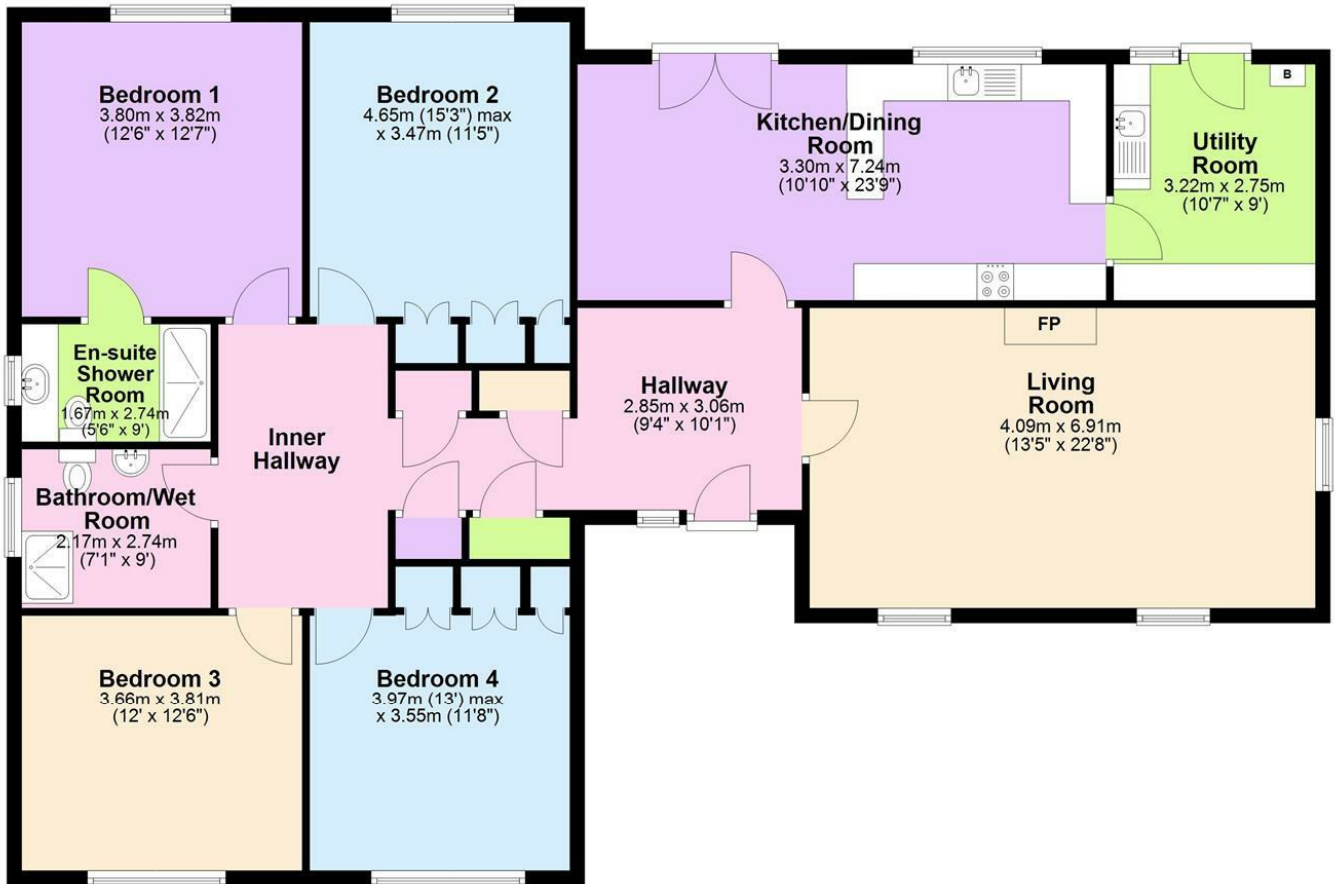
### Council Tax Band F

We are informed that the amount payable per annum is £3,317

### Directions

From Aberaeron take the A487 south and continue through the village of Llanarth to Synnod Inn, taking a right hand turning on to the A486 towards New Quay. Continue to the village of Cross Inn and at the main village square turn left by the Penrhiwgaled Inn, and the property can be found being the last property but one on the left hand side.

## 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.

## Tresi Aur , Cross Inn, Llandysul



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	69
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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