



CARDIGAN
BAY
PROPERTIES

EST 2021

Tresiaur, Llandysul, SA44 6LW
Offers in the region of £375,000





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Tresiaur, Cross Inn, SA44 6LW

- Substantial detached coastal bungalow with NO CHAIN
- Two bathrooms including en-suite to the main bedroom
- Kitchen and dining room with French doors to the patio
- Generous driveway with ample parking and turning space
- Convenient village location near New Quay and Cardigan Bay
- Four well-proportioned double bedrooms
- Spacious living room with feature fireplace
- Utility room and useful storage cupboards
- Detached garage/workshop with power space
- Energy Rating: D

About The Property

Looking for a substantial four-bedroom bungalow with no onward chain, within easy reach of the Cardigan Bay coastline, offering generous accommodation, practical layout and gardens that are easy to manage? This well-proportioned home on the edge of Cross Inn in West Wales combines spacious living areas, ample parking and a detached garage, all within convenient distance of New Quay and Aberaeron.

This substantial detached bungalow sits on the edge of the village of Cross Inn in West Wales, offering well-proportioned four bedroom accommodation together with practical living spaces and gardens that are straightforward to maintain. Positioned only a short distance from the Cardigan Bay coastline and the popular seaside village of New Quay, the property combines coastal accessibility with the convenience of nearby village amenities.

The property is approached via a tarmacked driveway providing ample parking and turning space. The frontage is attractive and well kept, with lawned garden areas and a paved approach leading to the canopied entrance.

The recessed front door, featuring stained and leaded glass panels with matching sidelight, opens into a welcoming hallway which immediately gives a sense of the generous proportions found throughout the home.

The main living room is an impressive and particularly bright space, measuring over 22 feet in length. Dual aspect windows allow good natural light throughout the day, including a picture window to the front. A feature fireplace with timber surround and marble inset forms a focal point, fitted with an electric fire. Decorative recessed display alcoves with lighting add character to the room, while two radiators ensure comfortable warmth during cooler months.

Offers in the region of £375,000



Details Continued:

The kitchen and dining room extends across the rear of the property and provides a practical layout for everyday living. The kitchen area offers an extensive range of fitted base and wall units with ample work surfaces. Integrated appliances include an oven and hob with extractor hood, dishwasher, fridge and freezer, while a breakfast bar offers additional seating and preparation space. The dining area sits alongside, with French doors opening directly onto the rear patio, allowing easy connection with the garden via a ramped access point.

A useful utility room sits just off the kitchen, fitted with further base units and plumbing for a washing machine. The oil-fired boiler is also located here, and a rear entrance door provides convenient access to the garden and driveway via a ramped access with

handrails.

Back in the hallway the corridor leads to the bedroom accommodation and provides excellent storage, with four built-in cupboards including an airing cupboard fitted with a radiator.

The main bedroom overlooks the rear garden and offers comfortable proportions along with its own en-suite shower room. The en-suite is fitted with a double shower enclosure, wash hand basin and toilet, together with tiled walls.

Bedroom two is another generous double room with built-in wardrobes and a window looking over the rear garden. Bedrooms three and four both face the front of the property and are also double rooms, one of which benefits from built-in wardrobes.

The family bathroom has been adapted as a wet room, previously accommodating a bath. It now offers an easy-access shower area along with a wash hand basin and toilet, finished with tiled walls and a tongue and groove ceiling.

Externally:

The property stands on a well maintained plot with gardens to both the front and rear that are designed to be manageable while still providing attractive outdoor space.

To the front, the driveway provides generous parking and turning space and leads to the detached garage/workshop, fitted with an electric door and power supply. This area offers useful storage, workshop potential or secure vehicle parking.

The rear garden includes a paved patio area directly outside the dining room, creating a pleasant seating space during warmer months. Beyond this is a further lawned section bordered by established planting and boundary hedging, along with a raised patio area providing another spot for outdoor seating.

Overall the grounds offer a balanced combination of practical outdoor space and simple upkeep, complementing the spacious accommodation within the bungalow.

A well proportioned coastal bungalow offering four double bedrooms, practical living space and a generous plot, all within easy reach of Cardigan Bay and the amenities of Cross Inn and New Quay in West Wales.

Viewing is recommended to appreciate the scale of accommodation and convenient location this property provides.

INFORMATION ABOUT THE AREA:

Cross Inn is a well regarded village in West Wales with a range of everyday amenities including a village shop, public house and regular bus service. The setting places the property conveniently between the

coast and the surrounding countryside.

The seaside village of New Quay is around two miles away and is well known along the Cardigan Bay coastline for its sandy beaches, working harbour, cafés, restaurants and boat trips where dolphins are frequently spotted. The Georgian harbour town of Aberaeron lies roughly eight miles to the north and provides further independent shops, eateries and everyday services, while the larger towns of Cardigan and Aberystwyth are both within comfortable driving distance.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Hallway

9'2" x 10'0" & 12'2" x 6'9"

Lounge

13'4" x 22'5"

Kitchen/Diner

10'8" x 23'7"

Utility

10'6" x 8'11"

Master Bedroom

12'5" x 12'5"

En-suite

5'6" x 9'0"

Bedroom 2

15'1" x 11'6"

Bedroom 3

12'0" x 12'6"

Bedroom 4

12'8" x 11'6"

Bathroom/Wet Room

7'0" x 9'0"

Detached Garage

19'9" x 13'1"





IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build / Timber Framed

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Available in area but Not Connected -

TYPE - Superfast / Standard - up to 1,800 Mbps

Download, up to 220 Mbps upload available in area***

FTTP, FTTC, - PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that drainage pipes run through the back garden, there are rights on the deeds for the owners of Pantclynhir and Pencnwc Caravan Park to access the property (with permission), for the purposes of inspecting, repairing, renewing and maintaining the pipework if necessary. doing as little damage as possible and making good all damage caused.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised

that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a



mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. There are two caravan holiday parks nearby.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/03/26/OK









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DIRECTIONS:

From Cardigan, take the A487 north and continue to the village Synnod Inn. Take the left 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.

What3Words: [///zone.cloak.blurs](https://www.what3words.com/zone.cloak.blurs)





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
174.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 69 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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