



**Groesffordd (Crossways) , Cross Inn**  
**Llanon Ceredigion SY23 5NB**  
**Guide price £235,000**



### Enjoying a pleasant location in the heart

of the village, a small detached 2 bedroomed bungalow together with a small paddock with development potential.

The extent and location of this property is highlighted edged in red on the attached land registry plan title number WA678124. In total the paddock and the ground extends to 0.70 acres. Due to nearby development and village location that is subject to obtaining planning consent development potential for the paddock.

The village of Cross Inn provides for local amenities to include public house and village stores. The Georgian harbour town of Aberaeron is some 7 miles also travelling distance on the coast and the University and Market town of Aberystwyth is some 12 miles to the north. Both afore mentioned towns have a good range of amenities to include secondary schools.

The bungalow is timber framed with a utility room extension to the rear and is in need of modernisation.

### TENURE:

Freehold

### SERVICES:

Mains electricity water and drainage.

### COUNCIL TAX:

Band D

### VIEWING:

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Road

Aberystwyth (01970) 626160 or  
sales@aledellis.com

The property provides for the following accommodation all room dimensions are approximate all images have been taken with a wide angle lens digital camera. The property is also double glazed.

### GLAZED FRONT ENTRANCE DOOR TO

### RECEPTION HALLWAY

with access to roof space, airing cupboard and door to

### LIVING ROOM

15'4 x 10'2 (4.67m x 3.10m)



with tiled fireplace, window to fore and door to

### KITCHEN

9' x 11'6 (2.74m x 3.51m )



comprising double drainer sink unit, base units, eye level units and cooker point. Night storage heater. Door to

### UTILITY ROOM

12'1 x 7'9 (3.68m x 2.36m )

comprising base units extending along one wall, tiled floor and door garden.

## BATHROOM

5'5 x 8' (1.65m x 2.44m)



comprising WC, wash hand basin and shower cubicle. Obscured window to rear.

## BEDROOM 1

9'1 x 11'6 (2.77m x 3.51m )



with window to side and fitted cupboard

## BEDROOM 2

9'1 x 7'6 (2.77m x 2.29m )



with window to fore and electric heater.

## EXTERNALLY



In total the property extends to 0.7 acres.

Tarmacadamed driveway leading to vehicular hardstanding with access to the paddock which is level in nature and due to the village location has residential development potential.

The immediate ground comprises of lawned areas to each side. The outbuildings comprise of two fabricated garages 17' x 8' and a corrugated iron shed 17'1 x 9'9.

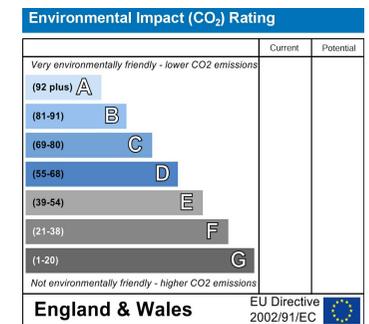
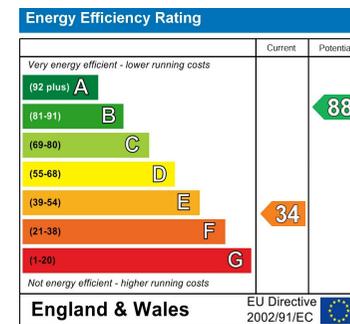
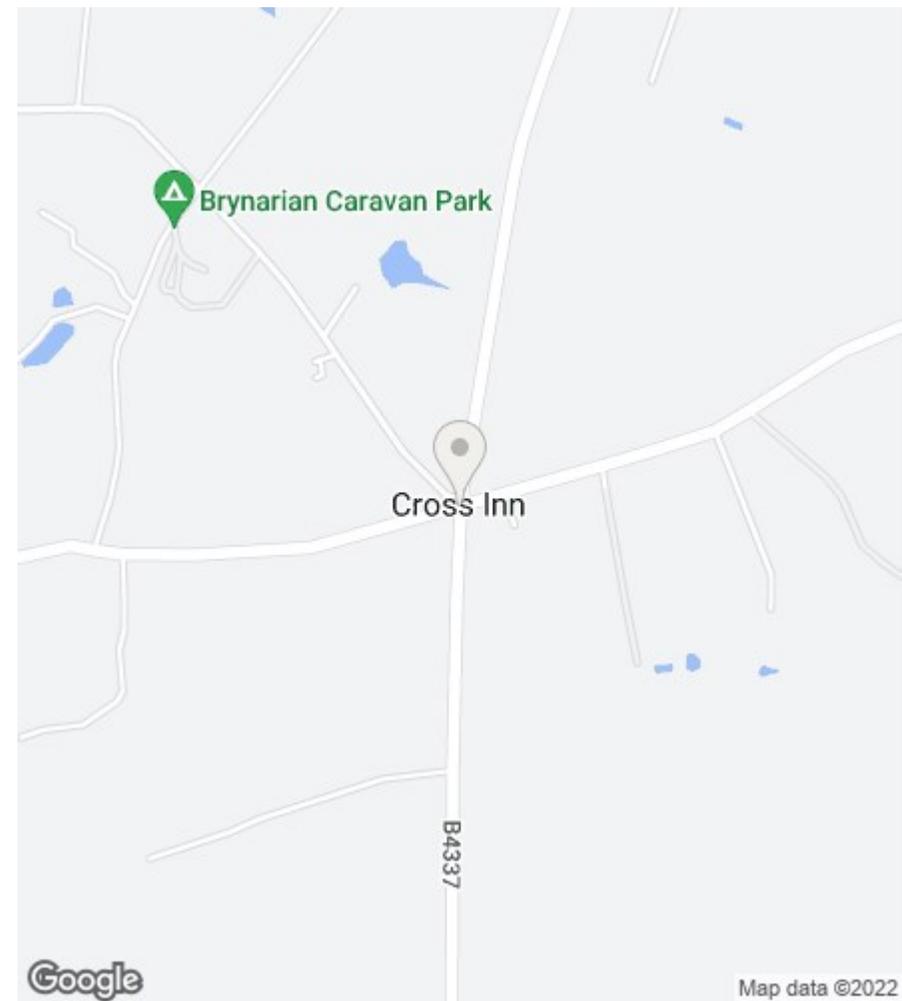
## DIRECTIONS

OS grid reference SN54437 64207.

From Aberystwyth take the A487 coastal trunk road South for approximately 9 miles to the village of Llanrhystud. On the bridge turn left onto the B4337 Road (signposted Lampeter) and proceed through the village of Nebo to Cross Inn. At the crossroads of Cross Inn turn left (signposted Bethania) and the property is the 1st property on the left hand side. The property is denoted by a for sale board.

## PLAN





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 Email/E-Bost: sales@aledellis.com