



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Ger y Nant, Llandysul, SA44 6NP

Offers in the region of £390,000



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# Ger y Nant, Cross Inn, New Quay, SA44 6NP

Offers in the region of £390,000

- Five bedrooms, including two en-suites, plus a family bathroom
- Open-plan kitchen-diner with integrated appliances and room for dining
- Newly installed sunroom with access to the rear garden
- 500 sq. ft. outbuilding, currently used as a games room, with a lot of potential
- Further garden sheds
- Spacious living room featuring a wood-burning stove
- Sliding doors leading to a terrace enjoying morning sunlight
- Integrated garage with an inspection pit and electric vehicle charging point
- Lawn gardens with mature shrubs, patio areas
- EPC rating : D

## About The Property

Looking for a versatile 5-bedroom detached bungalow with endless possibilities? Boasting two en-suites, a L shape kitchen-diner, a spacious living room with a wood-burning stove, and a flexible outbuilding, this property combines comfort, practicality, and potential in a desirable village setting.

This five-bedroom detached bungalow offers a mix of practicality and flexibility, making it a property full of potential for its next owner. The layout has been designed to combine spacious living areas with functional spaces for daily life or entertaining.

The living room, complete with a wood-burning stove, creates a comfortable space at the heart of the home. From here, the open-plan kitchen-diner is easily accessible, providing plenty of room for a dining table and fitted with modern appliances. Sliding patio doors open onto the front terrace, a perfect spot to enjoy the morning sunlight and take in views over the front lawned area.

The kitchen is also connected to an inner hallway that leads to a utility room with additional storage space and to the newly installed sunroom. This bright and practical addition to the property includes patio doors leading directly into the rear garden.

The bedrooms are all double-size rooms positioned to offer flexibility, with two featuring en-suite bathrooms alongside a separate family bathroom. This layout makes it well-suited to families or anyone looking to accommodate guests.



Continued;  
The integrated garage comes equipped with an inspection pit and an electric vehicle charging point, making it practical for car enthusiasts or those looking for sustainable transport options. The rear garden offers a mix of functional and relaxed outdoor spaces, including lawned areas bordered by mature shrubs, a patio ready for a hot tub, and a tucked-away raised seating area ideal for enjoying the afternoon and evening sunlight.

Adding even more flexibility is the

substantial 500 sq. ft. outbuilding. The owners think that this may have originally been a swimming pool, it's now used as a games room but could be restored or reimaged for a range of purposes, from a workshop to a home office. The garden sheds offer further storage, rounding out the practical outdoor amenities.

Set within a village this is a unique property offering versatility and potential for its next owners. Viewings are recommended to appreciate all it has to offer.

Entrance Hall

Lounge  
17'8" x 10'7"

Kitchen/Dining Room  
22'10" x 17'8" (I shape max)

Utility / Inner Hallway  
25'11" x 7'10" (max)

Sun Room  
11'2" x 10'4"

Shower Room  
9'8" x 7'0"

Bedroom 1  
14'2" x 10'7"

Bedroom 2  
13'8" x 8'0"

En-suite

Bedroom 3  
13'7" x 9'0" (max)

En-suite

Bedroom 4  
10'2" x 8'11"

Bedroom 5  
9'8" x 8'5"

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Garage  
25'11" x 15'6"

Games Room /Workshop  
22'2" x 21'11"

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

COUNCIL TAX BAND: E - Ceredigion County  
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and  
central heating

BROADBAND: Connected - TYPE - Standard  
\*\*\* up to 6 Mbps Download, up to 0.7 Mbps  
upload \*\*\* Vendor has informed us there is  
fibre to the property but it is not connected -  
PLEASE CHECK COVERAGE FOR THIS PROPERTY  
HERE - <https://checker.ofcom.org.uk/> (Link to  
[https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal  
Available limited , please check network  
providers for availability, or please check  
OfCom here - <https://checker.ofcom.org.uk/>  
(Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that  
there are one 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 they have a right of way over the





neighbours lane to access their driveway  
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.

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. please read the important essential information in the details. The owner has recently had the sunroom built off the garage/utility room and was advised by the sunroom installer to partly underpin the rear section of the garage/utility wall which they have done.

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.

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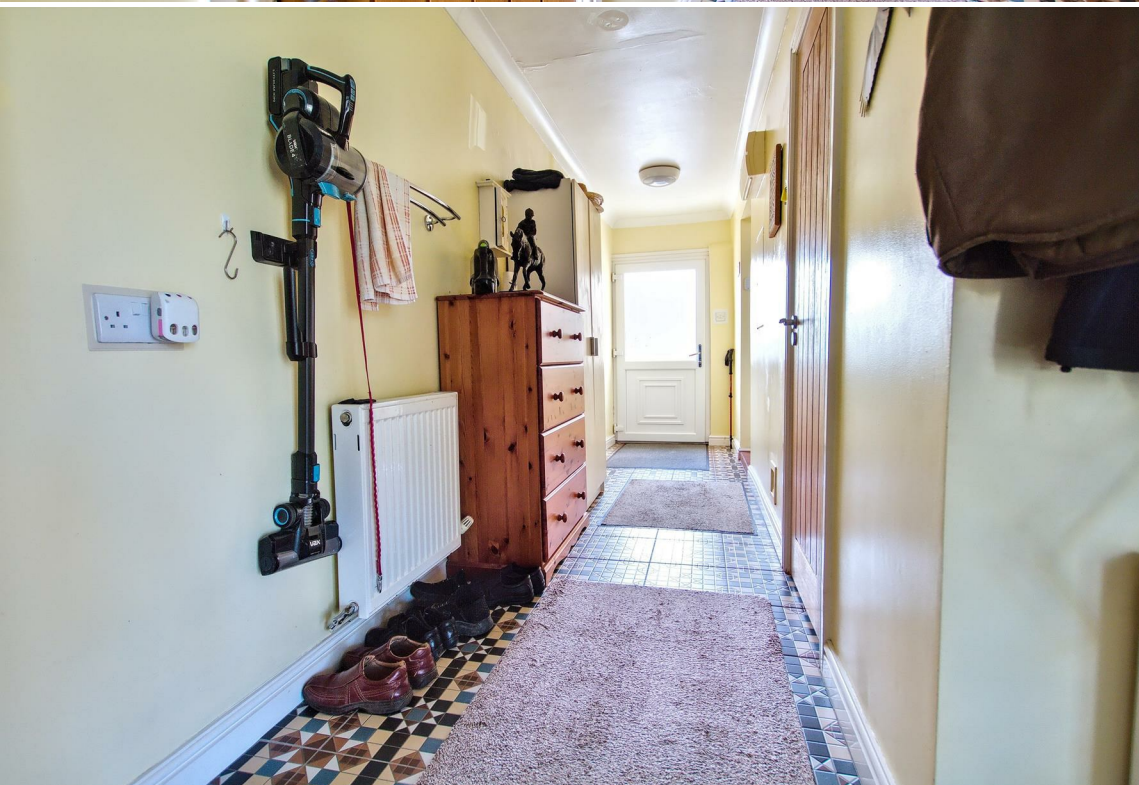


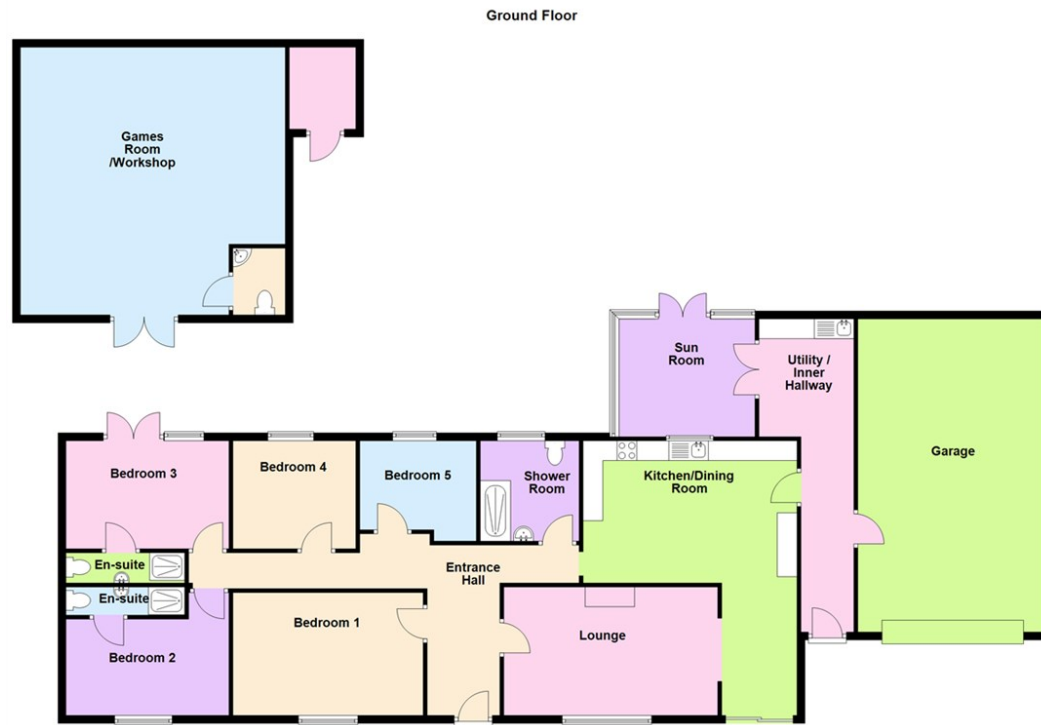




**DIRECTIONS:**

From Cardigan head north on the A487 until you reach the village of Synod Inn. Turn left here on the A486 and continue down into the village of Cross Inn, passing the shop on the right, take the next turning right and the bungalow is located down the road on the left, denoted by our for sale sign.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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