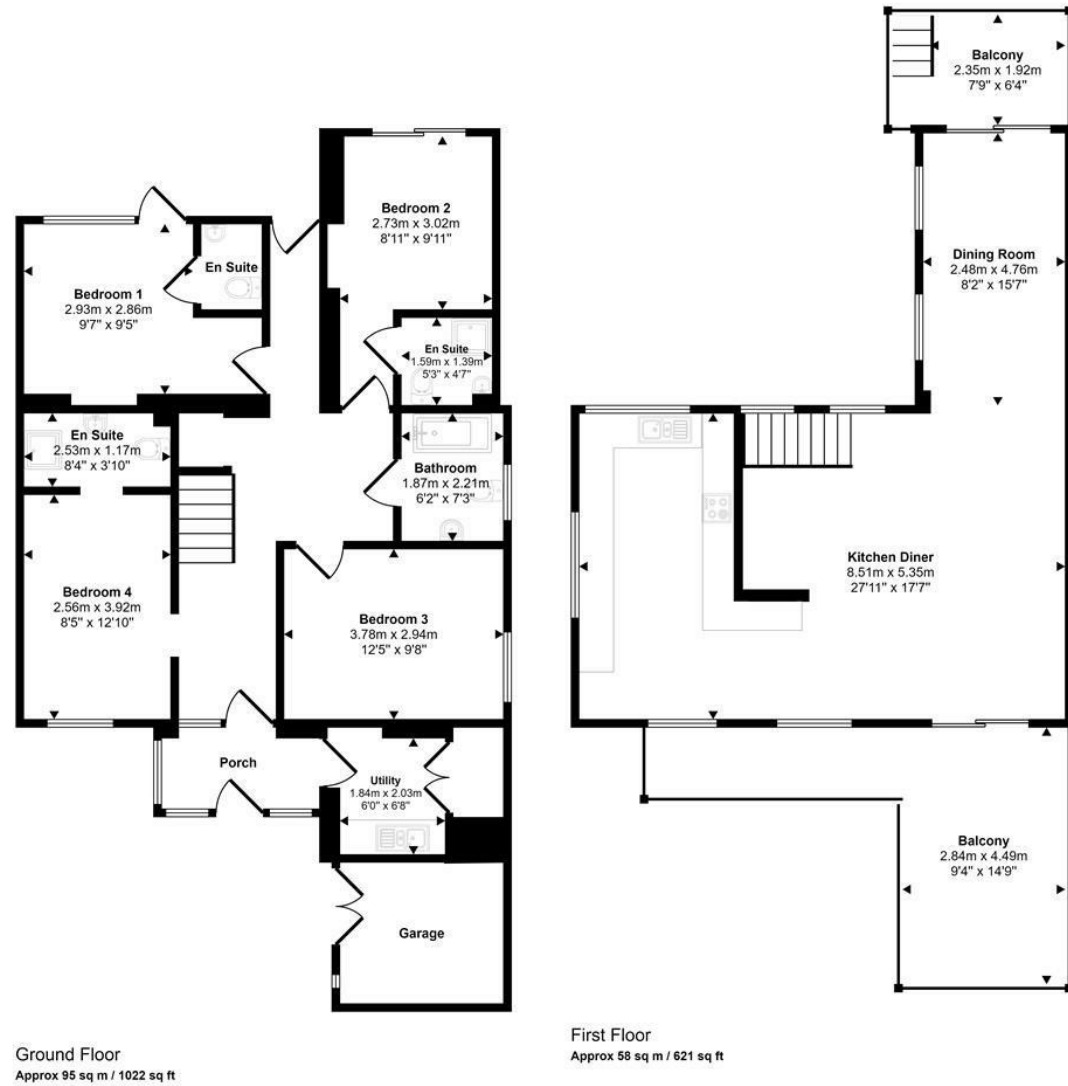


Approx Gross Internal Area  
163 sq m / 1643 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**We Say...**

Situated in the sought after coastal village of Cwm yr Eglwys, this detached house would make an ideal family home or investment opportunity. Benefitting from having wonderful sea views, off road parking, underfloor heating and being within walking distance to the sea and coastal path. This beautifully presented property has recently been modernised by the current vendors in conjunction with Julian Bishop, an award winning sustainable architect, and benefits from being well insulated, and has solar panels running in conjunction with an air source heat pump meaning lower running costs and reduced energy bills.

The property briefly comprises: an entrance porch with door leading to the utility room, and a spacious hallway. On the ground floor is a family sized bathroom and four double bedrooms, three of which benefit from modern and stylish ensuite shower rooms. There are doors from two of the bedrooms that lead to the rear garden. The staircase leads to the first floor there is an open plan living space. There is a kitchen with fitted base units, with an integral dishwasher, fridge appliances and twin oven. There is a living and dining area both with balconies – one looking toward Pwllgwaelod and the rear garden and the other with wonderful views overlooking the sea. Both offering a perfect vantage point to sit and enjoy views of the garden or coastline beyond.

Externally, the property is accessed via a gravelled driveway offering ample off-road parking for several vehicles and plenty of space for boat on the drive. This leads to the integral garage/boat shed which has power and lighting. To the front of the property, there are mature shrubs and hedges and a path at the side leading to the rear garden. To the rear of the property, the garden is laid mainly to lawn offering the perfect spot to sit and relax. A hidden gem, and properties of this calibre are rarely found.

Please note the contents are available by separate negotiation.

**Location**

The beautiful hamlet of Cwm Yr Eglwys is renowned for its beach, the remains of the ancient church, St Brynach, and churchyard, and is situated on the North Pembrokeshire coastline, approximately a mile from Dinas. Dinas is a very popular village set between Fishguard and Newport on the Pembrokeshire coastline. The village has a range of shops and facilities, including a filling station with post office, general store, fish and chip shop, public houses, and is within easy reach of the beach at Pwllgwaelod, as is the Pembrokeshire coast path.



**DIRECTIONS**

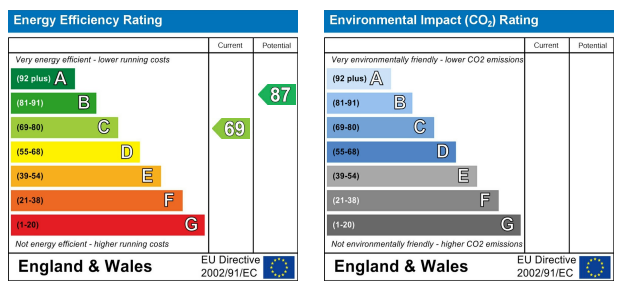
From our Fishguard office follow the road across the roundabout and into Main Street, and continue down through Lower Fishguard and onto the A487. Follow this road until you reach Dinas Cross. Proceed through the village and turn left, signposted for Cwm Yr Eglwys. Continue on this road until you reach Cwm Yr Eglwys, and turn left, opposite the car park. Continue uphill, passing the caravan park, and the property is on the right-hand side, denoted by our for sale board. What3Words reference: morphing.pylon.milk

**GENERAL INFORMATION**

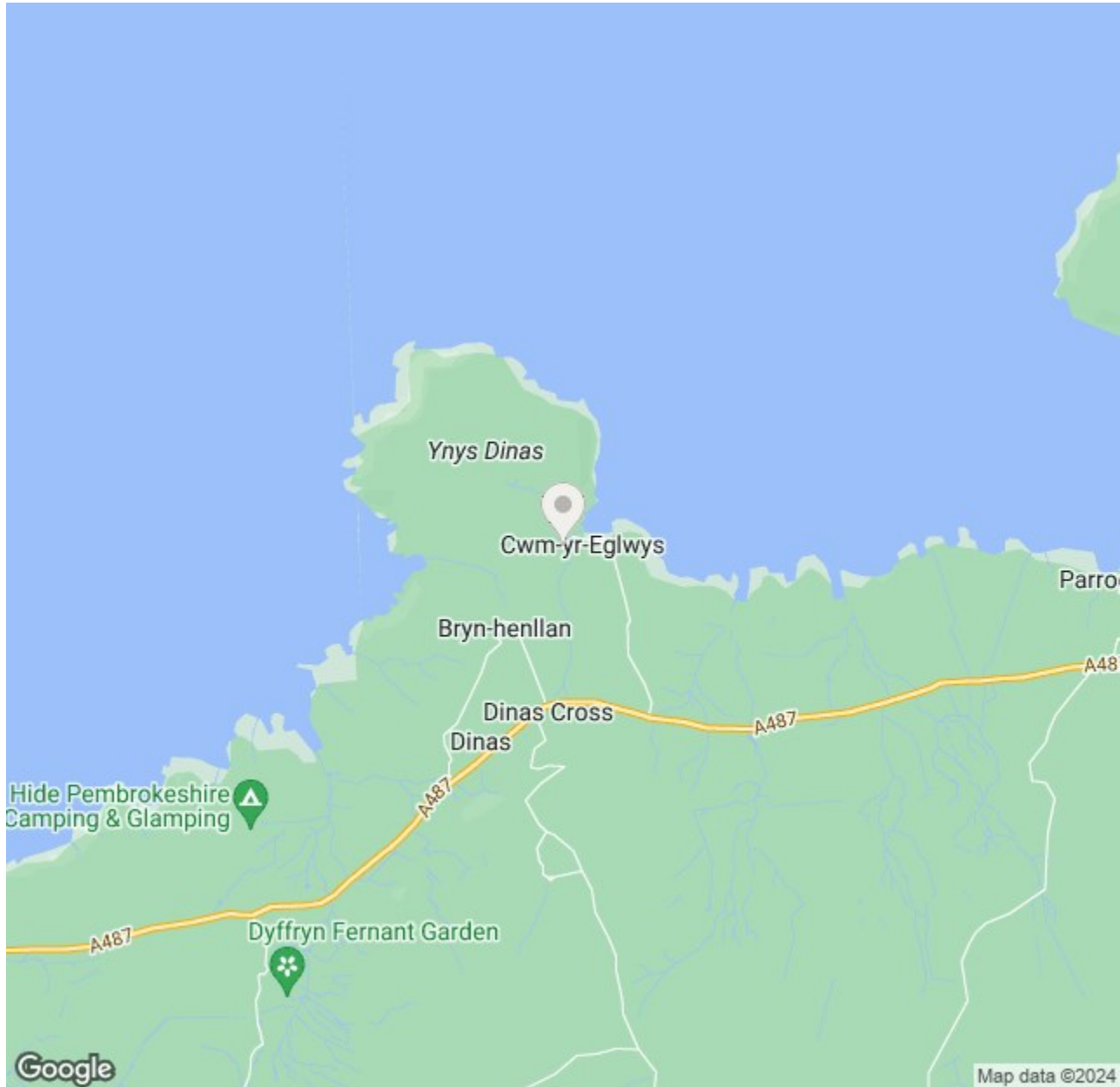
VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 COUNCIL TAX: Band 'F' Pembrokeshire

ref: LG/AMS/01/23/OK

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**AERIAL VIEW**



- Entrance Porch
- Hallway
- Utility Room
- Bedroom One
- Ensuite Shower Room
- Bedroom Two
- Ensuite Shower Room
- Bedroom Three
- Ensuite Shower Room
- Bedroom Four
- Main Bathroom
- Open Plan Living/Dining/Kitchen Area



