



Myrtywdd, Newport, SA42 0UR
Offers in the region of £375,000



Myrtywdd, Dinas Cross, SA42 0UR

- 3 Bedroom Detached House
- Off road parking
- Located in popular Dinas Cross Village
- 7 Min drive to Fishguard
- Enclosed garden
- Extended and modernised
- Garage & workshop
- Spacious open plan lunge/kitchen/dining rooms
- 6 min drive to Newport, Pembrokeshire
- EPC Rating : C

About The Property

Located in the charming village of Dinas Cross, Newport, this detached 3-bedroom house is a true gem. Boasting 2 reception rooms and 3 bathrooms, this property has been tastefully modernised and extended to offer a blend of character and contemporary living. This is an ideally situated property, within walking distance to all the amenities this beautiful village has to offer including the picturesque fishing hamlet of Cwm Yr Eglwys and popular beach. Close by is the historical harbour town of Fishguard, and Newport with Newport Sands, an 18-hole Championship Links Golf Course, a variety of shops and boutiques and its wide, long sandy beach.

Upon entering the French doors, you'll find a spacious lounge that seamlessly flows into the dining room, creating a perfect space for entertaining or relaxing with family. The ground floor also features a bedroom with French doors opening to the rear patio and gardens, as well as a convenient shower room. The dining room leads into the well-equipped kitchen, complete with a gas hob, electric oven, and plenty of storage space. Additionally, there's an office area for those who work from home or need a space to study.

Heading upstairs, you'll discover two more double bedrooms, offering privacy and comfort for the whole family. The family bathroom is fitted with both a shower and a bath, catering to all preferences. A walk-in storage cupboard ensures you'll never run out of space for your belongings.

As you approach the house, you'll be greeted by parking space for up to 6 vehicles, making hosting guests or having a large family a breeze. The detached garage and workshop provide ample storage space or room for DIY projects, this home also has a lawn area, and a paved patio with raised beds. Mature shrubs enclose the boundary with an additional flower bed border, And the front of the original house is also a welcoming space with mature shrubs and a paved entrance.

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Continued

This property truly offers a wonderful blend of traditional charm and modern convenience, making it a perfect place to call home. Don't miss out on the opportunity to make this delightful house your own in the heart of Dinas Cross.

Lounge

19'4" x 12'8"

Dining Room

16'11" x 10'3"

Kitchen

11'10" x 11'2"

Shower Room

11'11" x 2'11"

Bedroom 1

11'9" x 10'0"

Entrance Hall

5'7" x 4'3"

Utility/Shower Room

8'1" x 5'5"

Landing

12'1" x 10'3" (I shape max)

Bedroom 2

12'6" x 8'1"

Bedroom 3

12'6" x 9'3"

Cupboard
6'3" x 4'8"

Bathroom
9'10" x 7'4"

Workshop
19'0" x 15'0"

Garage
22'4" x 10'9"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas, Mains, boiler servicing the hot water and central heating

BROADBAND: Connectedd - TYPE -

Standard ***add in speeds eg - up to 21 Mbps Download, up to 1 Mbps upload ***,

FTTC, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL:

Signal Available , 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 none 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 there are none that they are aware of.

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.





VIEWINGS: By appointment only. Please ensure you read the important essential information, this property is located next to the main coastal road A487, and the property is located within the National Parks

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.



MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

TR/TR/06/24/OKTR













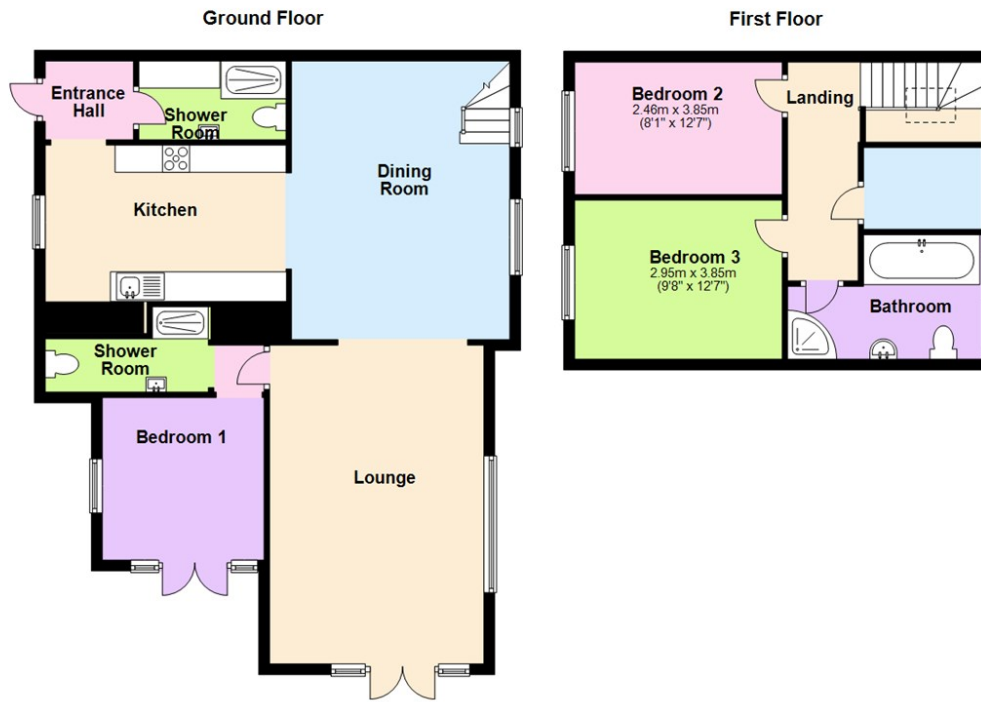
Head out of Cardigan along the A487 south heading for Fishguard. Carry on driving and enter the coastal village of Dinas Cross. As you drive into the village, you will pass a new build development on your right, and this property is just past there also on the right, denoted by our for sale board.

INFORMATION ABOUT THE AREA:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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