



2 Ashgrove, Newport, SA42 0XQ

Offers in the region of £325,000



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- 5 bedroom House Semi Detached
- Located in popular Dinas Cross Village
- Victorian Style Property
- Rear Garden
- Distant Sea Views
- Stone Outbuilding
- Full of Character Features
- 7 Min drive to Fishguard (3.6 Miles)
- 6 min drive to Newport, Pembrokeshire . (3.4miles)
- EPC rating E

About The Property

An impressive traditional Victorian stone 5-bedroom semi-detached house situated in the popular coastal village of Dinas Cross near Newport in Pembrokeshire. This property benefits from beautiful period features and is ideally situated within walking distance to the village amenities including the picturesque fishing hamlet of Cwm Yr Eglwys. Close by is the historic harbour town of Fishguard, and Newport with the beautiful sand beach of Newport Sands, an 18-hole championship Links Golf Course, a variety of shops and boutiques situated in the stunning coastline of Cardigan Bay.

Enter the property into the hallway with exposed wooden flooring with doors leading off to the 3 reception rooms that carry on the exposed wooden flooring, the kitchen, understairs storage and stairs leading up to the first floor which showcase a detailed sweeping balustrade and beautiful stained glass window. The first front reception room is currently used as a spacious dining room with a bay window flooding the area with natural light and a feature fireplace with a marble mantel. The second front reception room is currently used as a lounge with recessed shelving and a beautiful Victorian feature fireplace which is the focal point of the room. The rear reception room is currently used as an additional sitting room and benefits from decorative cupboards on either side of the fireplace and a rear window overlooking the garden. The kitchen is beautifully fitted with matching wall and base units, an integral fridge freezer, microwave oven and dishwasher. The 1.5 sink with drainer is positioned in front of the sash window overlooking the garden and is a modern space balanced with the traditional features of the quarry tiled floor, painted stone walls, exposed feature beams and lintels. A double gas range takes pride and place partially inset into the stone wall. There is a hand breakfast bar area that seats 3 and a door leading you out to the rear garden.



Continued:

Under the stairs there is a useful understairs storage area that houses the wall-mounted gas boiler which services the hot water and central heating system, there is also space and plumbing for a washing machine.

On the first floor landing, there are 3 generous double bedrooms each with a feature fireplace (one of which has a bay window to the front). There is an additional single bedroom and the family bathroom also on this floor. The bathroom has a walk-in shower with a modern glass partition and partially tiled walls, a W/C, a wash hand basin, a window, a built-in cupboard and stylish wall panelling.

On the second-floor landing the stairs lead into an area with vaulted ceiling and exposed beams showcasing the attic window with beautiful views over to the sea and Dinas Head. There are doors leading off to an additional double bedroom to one side and a large bathroom on the other fitted with a freestanding bath, double shower, W/C, wash hand basin and storage cupboards. The attic spaces have beautiful vaulted ceilings and exposed beams however there is some restricted head space. in areas.

Externally:

To the front of this property is pedestrian access from the street through an iron gate along a slate path to the pretty front door, with gravelled

areas on either side. There is also a gated side access from the road into the rear garden.

The rear of this property has a lovely enclosed rear garden, with a gravelled seating area directly out from the rear door followed by steps leading up to the lawn area, with a further step up onto a gravelled area to the rear where there is a wooden gate to the rear which permits you an old right of access to the use of a clothesline in a field. There is a wonderful detached stone outbuilding which could be restored to accommodate a multitude of uses, that has recently undergone re-roofing.

This property needs to be viewed to truly appreciate all it has to offer.

Hallway
25'1" x 6'5" max

Reception Room 1
12'5" x 11'5" (max)

Reception Room 2
12'6" x 11'10" (max)

Reception Room 3
11'8" x 10'7" (max)

Kitchen
12'0" x 11'8" (max)

Under Stairs Cupboard
8'10" x 6'5" (max)

First Floor Landing
11'8" x 7'1" (max)

Bathroom
9'6" x 8'0"

Bedroom 1
16'2" x 9'8" (max)

Bedroom 2
8'11" x 7'0"

Bedroom 3
12'6" x 11'7"

Bedroom 4
12'3" x 11'8"

Second Floor Landing
15'7" x 8'2" (max)

Bathroom 2 Attic
21'1" x 9'9" (max)

Bedroom 5 Attic
21'0" x 12'4" (max)

Stone Outbuilding
18'0" x 6'10" (max)

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: No 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: Connected - TYPE - Superfast - up
to 42 Mbps Download, up to 8 Mbps upload *** -

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: There is an old right of way into the field at the rear of the premises, which is accessed via a gate to use a clothes line in the field.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised us that there is planning in the adjacent field for a two storey dwelling.

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. This property is on the main coastal road A487. There is no official parking with this property. There is an old right of way into the field at the rear of the premises, which is accessed via a gate to use a clothesline in the field. Opposite the property and to the left (next to the bungalow) the owner has informed us that there is a plot of land with planning on it for a residential dwelling.

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.

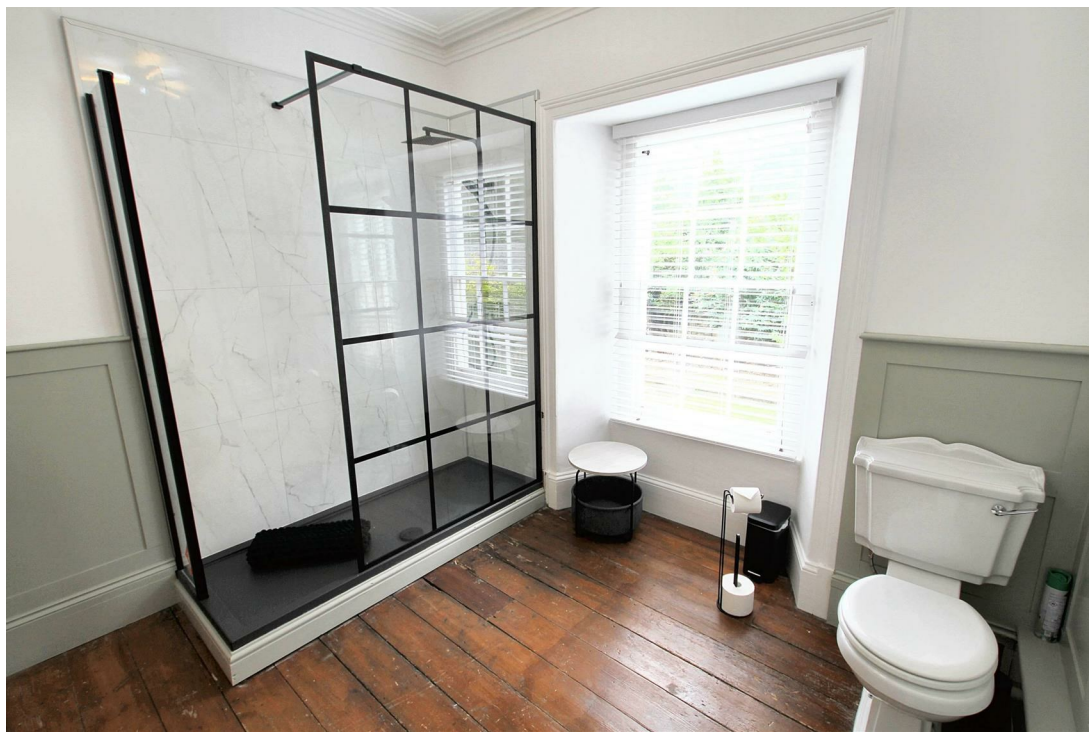
TR/CY/08/24/OK/TR













DIRECTIONS:

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 through the village you will pass a Garage on your left. Carry on along the road and as it narrows the property can be seen on the left hand side, 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		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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