



CARDIGAN
BAY
PROPERTIES

EST 2021

Clover Cottage, Newport, SA42 0XS

Offers in the region of £450,000



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Clover Cottage, Dinas Cross, SA42 0XS

- Semi-detached cottage
- Garage & workshop with Parking for over 6 cars
- Stunning sea views from top of garden
- Spacious conservatory with open plan kitchen
- 7 Min drive to Fishguard
- 3 Bedrooms plus office
- Located in popular Dinas Cross Village
- Beautifully landscaped gardens all set within 0.36 of a acre
- 6 min drive to Newport, Pembrokeshire
- EPC rating : D

About The Property

NO ONWARD CHAIN Welcome to this charming semi-detached house in the picturesque village of Dinas Cross, Newport, Cardigan Bay. With views over the beautiful hills and rock formations in Dinas Cross to the front and stunning sea views from the top of the rear garden. All located within the Pembrokeshire National Park. This is an ideally situated property, within walking distance to all the amenities this beautiful village has to offer including the almost private beach of Aberbach just a 10 mins walk, from there the coastal path leads onto the picturesque fishing hamlet Pwllgwaeld with the Sailors' Safety pub and onto 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.

You enter the cottage via the patio doors into a beautiful extended L-shaped conservatory/dining room, creating a bright and airy space to enjoy meals with family and friends. The open-plan kitchen is a chef's dream, featuring matching wall and base units, as well as a Neff eye-level oven & grill, an electric NEFF hob, a 1 and 1/2 sink with drainer, and an integral NEFF dishwasher, making cooking and entertaining a joy.

The L-shaped hallway leads you to the front door to one side, and to the other side is the lounge, office, w/c, utility room and stairs to the first floor. The lounge is a spacious room with painted beams and a multi-fuel stove creating a warm and characterful area for relaxing, there is a further office room off the hallway, and a w/c with a wash hand basin, toilet and storage cupboard. The utility room has space and plumbing for a washing machine & dryer, a wall-mounted gas boiler and a door out the rear garden.

Offers in the region of £450,000



Continued;

Upstairs the landing leads you to the master bedroom with a built-in storage cupboard and an en-suite with a w/c, shower and wash hand basin. The second bedroom is also a double with access to a fully boarded loft, and the 3rd bedroom (also a double) benefits from built-in storage and 2 Velux windows. There is also a family bathroom with shower, bath, w/c and sink.

Externally;

This cottage is accessed via its private gated driveway, parking will

never be an issue with space for over 6 vehicles, making hosting gatherings or having multiple cars a stress-free experience. One of the standout features of this property is the detached garage and work/craft shop, offering endless possibilities for hobbies or extra storage space. Imagine the potential for creating your own workshop or studio in this versatile area. The extensive grounds are set within about a third of an acre, and the gardens have been landscaped to make the most of the location, with mature trees, shrubs, flower beds and lawn areas, they are

terraced into separate areas, either for vegetable growing, an area for keeping chickens, an orchard and plenty of seating areas overlooking the cottage below.

And let's not forget the breathtaking sea views from the top of the gardens overlooking the stunning coastline of Pembrokeshire, this area of the gardens could be adapted to provide a serene backdrop for outdoor relaxation or al fresco dining.

Don't miss out on the opportunity to make this charming property your new home. With its thoughtful extensions, and further scope to extend (subject to the necessary planning consent) picturesque views, and ample space both inside and out, this semi-detached house in Dinas Cross is sure to capture your heart.

Conservatory / Dining area
19'9" x 16'4"

Kitchen
15'3" x 8'5"

Hallway
22'2" x 14'10" (I shape max)

Lounge
23'5" x 13'10"

Office
9'0" x 6'3"

WC
6'10" x 4'11"

Utility
7'2" x 6'10"
Landing
18'1" x 12'1" (max)

Bedroom 1
13'6" x 10'5"

En-suite
7'7" x 5'11"

Bedroom 2
12'1" x 10'6"

Bathroom
11'5" x 7'3"

Bedroom 3
13'1" x 12'7"

Garage
11'0" x 9'1"

Workshop
6'9" x 11'1"

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 (LPG) boiler servicing the hot water and central heating, and Multi Fuel stove located in the lounge.

BROADBAND: Connected - TYPE - Superfast
***add in speeds eg - up to 380 Mbps

Download, *** FTTP. - 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 Limited , 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 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/08/24/OKTR













DIRECTIONS:

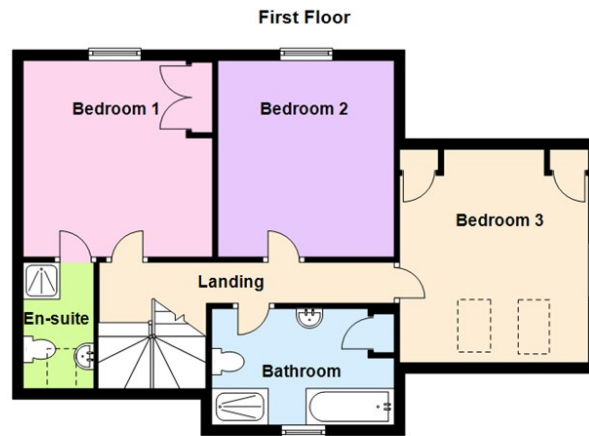
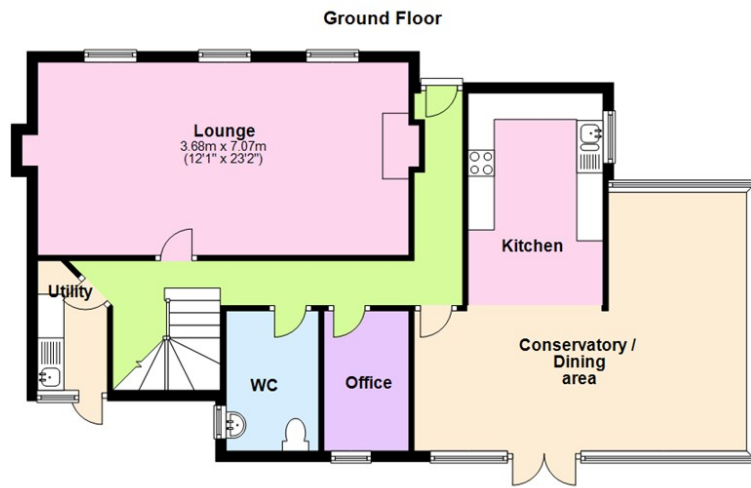
Head out of Cardigan along the A487 south heading for Fishguard. Carry on driving and enter the coastal village of Dinas Cross. Drive through the village, passing the village shop and garage on your right, and continue through to the end of the village and the cottage is located on your right, denoted 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		81
(69-80) C	64	
(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 Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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