



## East View, Dinas Cross, Newport, Pembrokeshire, SA42 0SG

**Price Guide £525,000**

East View is an exceptional Semi Detached Character Residence, which stands in a private location in this popular Coastal Village and is situated within a short walk of the popular beaches of Pwllgwaelod and Cwm-yr-Eglwys. The property is ideally suited for retirement or as a family home and has been renovated and refurbished throughout in recent years to an extremely high standard. The property is tastefully decorated and is offered "For Sale" at a realistic asking price. In order to appreciate the qualities of the property and indeed the full extent of accommodation, internal inspection is essential and strongly advised. EPC Rating D.

## SITUATION

Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4 ½ miles west) and the Coastal Town of Newport (2 ½ miles east).

Dinas Cross has the benefit of a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, an Art Gallery/Cafe, a Village/Community Hall and a Licensed Restaurant/Public House at Pwllgwaelod.

The Pembrokeshire Coastline at Pwllgwaelod is within half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Aberbach, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog, Newport Sands, Ceibwr and Poppit Sands.

Dinas Cross stands within the Pembrokeshire Coast National Park which is a designated area of Outstanding Natural Beauty and protected accordingly.

Within a short drive is the well known Market and Coastal Town of Newport which benefits of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Hotels, Restaurants, Cafés, Take-Away's, Art Galleries, a Memorial/Community Hall, Library, Dental Surgery and a Health Centre.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The well known Market Town of Cardigan is some 13 miles or so north east, whilst the County and Market Town of Haverfordwest is some 18 miles or so south.

Haverfordwest being within easy car driving distance has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

East View stands within a half a mile or so of the centre of the village and the Main A487 road.

## DIRECTIONS

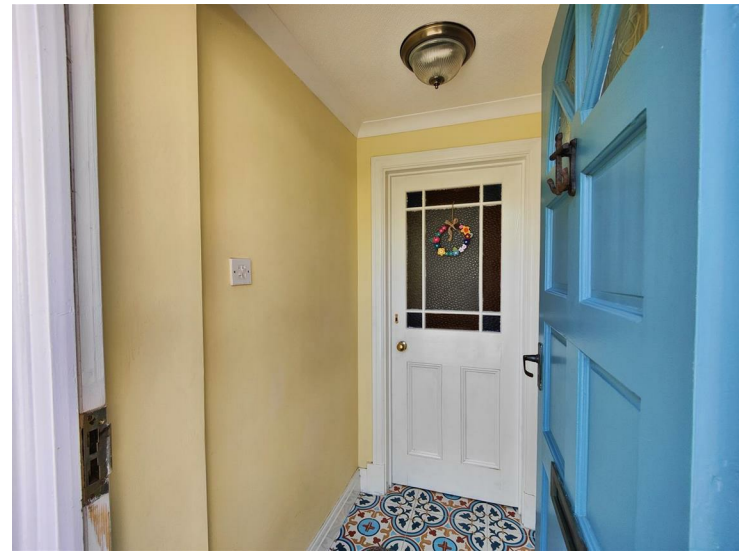
From Fishguard, take the Main A487 road east for some 4 ½

miles and in the centre of the village of Dinas Cross, take the turning on the left hand side, signposted to Pwllgwaelod and Brynhenllan. Continue on this road for some 450 yards or so, passing the Church on the left and a 100 yards or so further on, (where the road bears left) turn right. Continue on this road for a further 150 yards or so and at the 'T' junction, turn right. East View is the second property on the right hand side.

## DESCRIPTION

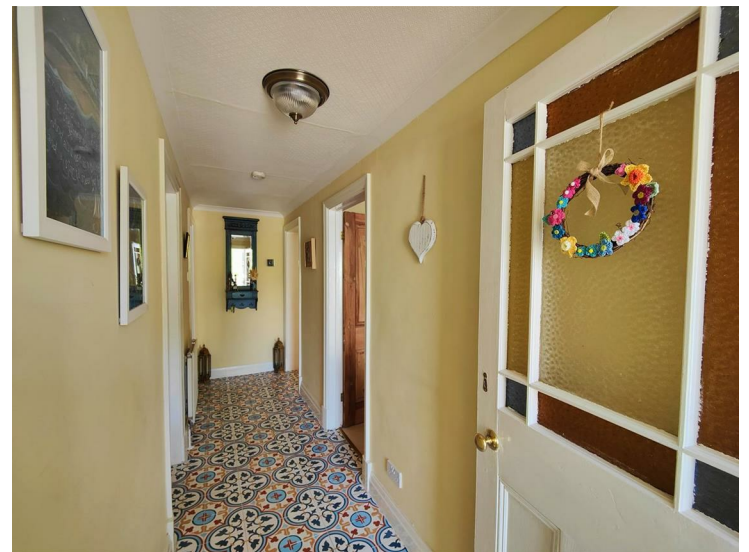
East View comprises a Semi Detached two storey Dwelling House of solid stone and cavity concrete block construction with a stone faced front elevation and mainly rendered and whitened and roughcast elevations under a pitched Caernarfon slate roof. Accommodation is as follows:-

### Porch



With an Encaustic (Morrocan) tiled floor, coved ceiling, ceiling light, coat hooks and a half glazed door to:-

### Hall



With an Encaustic (Morrocan) tiled floor, coved ceiling, radiator, ceiling light, 2 power points and smoke detector (not tested).

## Sitting Room



15'0" x 12'0" (4.57m x 3.66m)  
(maximum measurement to include Bay). With fitted carpet, coved ceiling, ceiling light, ceiling rose, sash window, double panelled radiator, 10 power points, an attractive modern wood burning stove on a slate hearth with Pine mantle over, TV aerial and Sky aerial cables.

## Dining Room/Play Room/Bedroom 5



14'1" x 12'4" (4.29m x 3.76m)  
With coved ceiling, single pendant light, fitted carpet, sash window, 3 telephone points, 10 power points and a Valor coal effect Gas Fire set in an attractive tiled fireplace.

## Lounge



19'6" x 15'2" (5.94m x 4.62m)  
(maximum). With a engineered French Oak wood floor, coved ceiling, ceiling light, Marble fireplace with pine surround housing a coal effect Gas Fire, TV aerial point, double panelled radiator, 8 power points, smoke detector (not tested), staircase to First Floor and double glazed patio door to:-

## Conservatory



(Victorian uPVC Double Glazed). 12'7" x 12' (maximum).  
With slate floor, part pine tongue and groove clad walls, ceiling light and 6 power points.

## Kitchen/Breakfast Room



18'10" x 15'4" (5.74m x 4.67m)  
(Approx). With a Slate tiled floor, painted brick fireplace (suitable for a Cooker Range or for a Wood/Multifuel Stove), open beam ceiling, range of fitted floor cupboards with Beech worktops, Dresser display unit, built in Bosch dishwasher, double panelled radiator, double glazed French Doors to rear patio and garden, Diplomat freestanding 7 ring dual fuel Range with double oven and grill, Belfast sink with mixer tap, cooker hood, painted brick feature wall, 4 pendant lights, telephone point, cooker box, TV point, 14 power points and half glazed Pine door to:-

## Utility Room



12'3" x 5'0" (3.73m x 1.52m)

With a Slate tiled floor, plumbing for automatic washing machine, tumble drier vent, radiator, ceiling light, 4 power points, Lined Oak wall cupboards, floor cupboards with Belfast sink, cove and artex ceiling, Velux window, radiator, coat hooks, half glazed door to exterior and door to:-

## Separate WC



With a Slate tiled floor, Velux window, cove and artex ceiling, radiator, wall light, toilet roll holder, towel rail, Manrose extractor fan, suite of Wash Hand Basin and WC and a Vaillant wall mounted Gas Combination Boiler which is only 2 years old (heating domestic hot water and firing Central Heating).

## FIRST FLOOR

## Landing



With fitted carpet, ceiling light, smoke detector (not tested) and covered ceiling.

## Bedroom 1 (rear)



14'7" x 11'7" (4.45m x 3.53m)

(maximum). With fitted carpet, double panelled radiator, built in wardrobe with pine doors, covered ceiling, TV point, ceiling light, telephone point, 6 power points and door to:-

## En Suite Shower Room



With suite of Wash Hand Basin, WC and a tiled and glazed Shower Cubicle with glazed corner entry shower doors, shower, shaver light/point, towel rail, Velux window, ceramic shelf, vinyl floor covering, toilet roll holder, wall uplighter, Manrose extractor fan, radiator and fully tiled walls.

## Bedroom 2



14'2" x 11'11" (4.32m x 3.63m) (maximum). With fitted carpet, double panelled radiator, sash window, coved ceiling, TV point, ceiling light and 6 power points.

## Bedroom 3



14'1" x 10'11" (4.29m x 3.33m) (maximum). With fitted carpet, double panelled radiator, built in wardrobe, built in cupboard with shelves, sash window, TV point, ceiling light and 6 power points.

## Bedroom 4/Study



9'9" x 6'11" (2.97m x 2.11m) With fitted carpet, coved ceiling, sash window, TV point, double panelled radiator, 4 power points and access to Insulated and part boarded Loft.

## Bathroom



14'1" x 11'0" (4.29m x 3.35m) (maximum). With vinyl floor covering, mainly half tiled walls, white suite of WC, Wash Hand Basin and corner Bath with plastic panel and chrome fittings, wall and ceiling light, glazed and tiled corner entry Shower, coved ceiling, mirror, Manrose extractor fan, double panelled radiator and an Airing Cupboard with shelves and radiator.

## EXTERNALLY

To the fore and side of the property are brick paved areas and to the rear is a brick paved patio, together with a barbecue and a raised lawned garden with herbaceous plants and shrubs, conifers, etc etc. There is also a Store Shed 14' x 11'6" (maximum) of concrete block construction with timber clad elevations under a pitched slate roof with electric light and 1 power point. 3 Outside Lights.

## SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Mains Gas fired Central Heating (Gas Boiler installed in December 2020 - it has been regularly serviced and is under warranty for another 6 years. The heating and hot water are controlled with a Hive system and can be managed remotely). Loft Insulation. Rear Elevation Hardwood Double Glazed. Conservatory uPVC Double Glazed. Front elevation with sliding sash windows and laminated glass. Telephone, subject to British Telecom Regulations (3 lines). External Facias uPVC clad.

## TENURE

Freehold with Vacant Possession upon Completion.

## Remarks

East View is a well appointed Semi Detached Dwelling House which stands in a peaceful location in this popular Coastal Village, having been modernised and refurbished throughout in recent years. The property has a wealth of character and has deceptively spacious family/retirement accommodation. The property is tastefully decorated and has the benefit of Gas fired Central Heating, Loft Insulation, partial Double Glazing, a fully fitted Kitchen and a Master Bedroom with En Suite Shower Room. There is also a delightful rear private garden. The beaches at Pwllgwaelod and Cwm-yr-Eglwys and the renowned Pembrokeshire Coastal Path are within a short walk of the property. In order to appreciate the qualities of the property and indeed the character accommodation, inspection is essential.



East View, Iet-yr-Esgyrn, Dinas Cross,  
Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

1.014ha  
4.48



3613  
0.93ha  
.23

3011  
1.134ha  
2.80

3145  
1.284ha  
3.17

3240  
0.77ha  
.19

1764  
0.952ha  
2.35

0364  
0.433ha  
1.07

1872  
0.308ha  
.76

2776  
2.187ha  
5.40

2153  
1.482ha  
3.66

0551  
0.932ha  
2.30

1453  
0.117ha  
.29

0241  
0.255ha  
.63

1438  
10.545ha  
26.06

9633  
0.599ha  
1.48

0427  
0.916ha  
2.26

3321  
0.972ha  
2.40

2620  
0.550ha  
1.36

9323  
2.057ha  
5.08

0223  
0.243ha  
.60

0924  
0.158ha  
.35



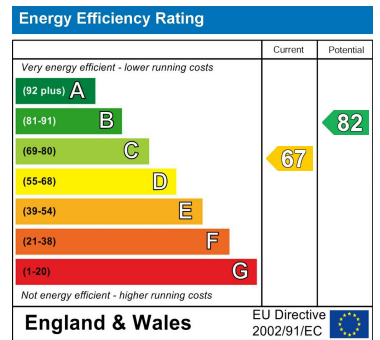
## Floor Plan



## Area Map



## Energy Efficiency Graph



**Council Tax Band - E**

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