



Gorse Cottage Dinas Cross, Newport, Pembrokeshire, SA42 0UR

Price Guide £249,950

- * An attractive End of Terrace 2 storey Stone fronted Character Cottage Residence.
- * Well appointed Hall, 2 Reception Rooms Kitchen, 2 Bedrooms and Shower Room accommodation.
- * Gas Central Heating. Single Glazed Sash Windows. uPVC Double Glazed French Doors. Loft Insulation.
- * Stone Walled Forecourt together with a good sized, south facing rear Lawned Garden with an Ornamental Stone Patio, a Flower Border and delightful Rural Views to Dinas Mountain.
- * Ideally suited for a Couple, Retirement, Small Family or for Investment purposes.
 - * Vehicle Parking Space adjacent to front Stone walled boundary.
- * Early Inspection Strongly Advised. Realistically Priced. No Onward Chain. EPC Rating D

SITUATION

Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4.5 miles west) and the Coastal Town of Newport (2.5 miles east).

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

The Pembrokeshire Coastline at Pwllgwaelod is within a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Aber Bach, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog and Newport 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 Market Town of Newport which has the benefit 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, Repair Garage, a Tourist Information Centre, Library, a 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 Post Office, Library, Repair Garages, Petrol Filling Station/Store, 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 20 miles or so south which has the benefit of 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.

Gorse Cottage stands inset off the Main A487 Fishguard to Cardigan road and is within 80 yards or so of the centre of the village and the majority of it's amenities.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 4.5

miles and in the village of Dinas Cross proceed through the village passing the Petrol Filling Station/Store and some 200 yards or so further on, Gorse Cottage is situated on the right hand side of the road. A "For Sale" Board is erected on site.

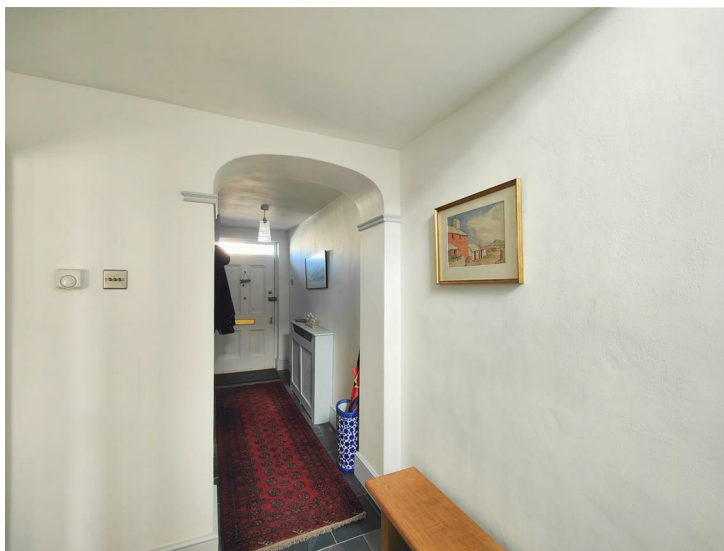
Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and in the village of Dinas Cross, proceed past the Fish & Chip Shop and The Freemasons Public House and some 70 yards or so further on, Gorse Cottage is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Gorse Cottage comprises an End of Terrace 2 storey Cottage Residence of mainly solid stone construction with part stone faced and part rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Entrance Door to:-

Hall



With Slate Tile floor, electricity meter and consumer unit, painted tongue and groove clad wall, coat hooks, concealed radiator, archway to Inner Hall and door to:-

Sitting Room



12'0" x 11'0" (3.66m x 3.35m)

With a Slate Tile floor, fireplace housing a Woodwarm 4.5 KW Firebox Woodburning Stove on a Slate hearth, single glazed sash window with roller blind, double panelled radiator, ceiling light, TV point, telephone point, 8 power points, painted tongue and groove clad wall and opening to:-

Dining Room



13'3" x 9'7" (4.04m x 2.92m)

(approx). With Slate Tile floor, open beam ceiling, alcoves with 2 built in cupboards and shelves, uPVC double glazed French Doors to rear Patio and Garden, double panelled radiator, fireplace opening, 3 spotlights, 4 power points, painted tongue and groove clad wall and a door to:-

Inner Hall



With Slate Tile floor, staircase to First Floor, concealed radiator, ceiling light, understairs storage cupboard with electric light and shelf, Central Heating Thermostat Control and door to:-

Kitchen/Breakfast Room



11'6" x 8'3" (3.51m x 2.51m)

With Slate Tile floor, range of floor cupboards, inset Porcelain single drainer sink unit with mixer tap, built in Indesit Electric Single Oven/Grill, 4 ring Belling Ceramic Cooker Hob, extractor fan, Indesit Washing Machine, Indesit Refrigerator, fitted dresser unit, single glazed sash window with roller blind, ceiling light, painted tongue and groove clad ceiling, cooker box, 6 power points, radiator, Vent-Axia air extractor, towel rail and a half glazed door with roller blind to rear Ornamental Stone Patio and Garden.

A staircase from the Inner Hall gives access to a:-

Three Quarter Landing (split level)

With single glazed sash window to rear affording views to Dinas Mountain and stairs to:-

First Floor

Landing



11'6" x 4'0" (3.51m x 1.22m) (maximum). With painted pine floorboards, 2 power points, ceiling light, access to an Insulated Loft with Velux window and a fitted wardrobe/cupboard with shelves housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Bedroom 1 (front)



12'7" x 9'6" (3.84m x 2.90m) (maximum). With painted Pine floorboards, single glazed window with roller blind, radiator, ceiling light and 6 power points.

Bedroom 2 (rear)



11'7" x 9'7" (3.53m x 2.92m) With painted Pine floorboards, single glazed window (affording Rural views to Dinas Mountain), radiator, ceiling light and 6 power points.

Shower Room

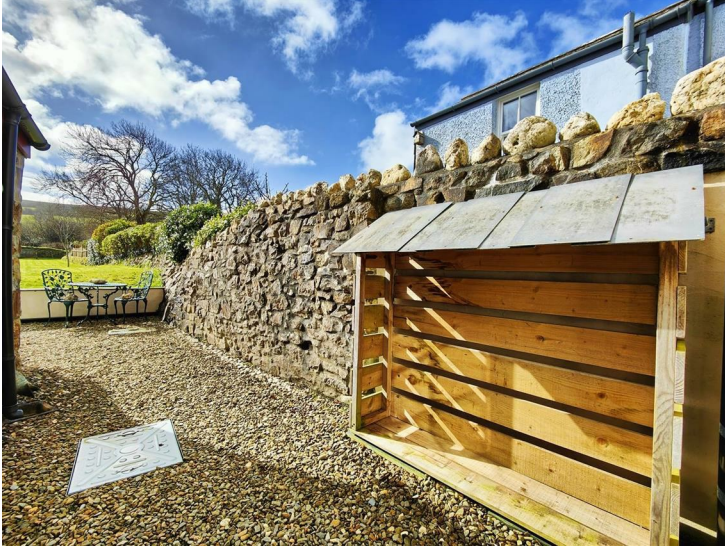


12'0" x 6'2" (3.66m x 1.88m) (maximum measurement). With painted Pine floorboards, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, wall mirror, single glazed sash window to rear with shutters and roller blind, radiator, wall shelves, ceiling light and a shaver light/point.

Externally

There is a stone walled Forecourt to the Property with Ornamental Stone areas and a Flower and Shrub Border. Directly to the rear of the Property is an "L" shaped Ornamental Stone Patio with steps leading up to a good sized, south facing Lawned Garden with a Flower Border from where delightful rural views to Dinas Mountain can be enjoyed. There is also a:-

Log Store



popular Coastal Village within a mile or so of the well known beaches of Pwllgwaelod, Cwm-yr-Eglwys and Aberbach. The Property has a wealth of Character with many attractive features including Slate Tiled Floors, Open Beams, painted Tongue and Groove Clad Walls, painted Pine Floorboards and purpose made Single Glazed Sash Windows. In addition, it has uPVC Double Glazed French Doors leading out to a south facing Ornamental Stone Patio and Lawned Garden as well as Gas fired Central Heating. Adjacent to the front Stone Wall boundary there is a hardstanding which allows for Off Road Vehicle Parking Space. The Property is ideally suited for a Couple, small Family, Retirement or for Investment purposes and is offered "For Sale" with a realistic asking price. Early inspection strongly advised.

and a:-

Lean-to Shed



8'0" x 5'0" (2.44m x 1.52m)

Of stone, Timber and Corrugated Iron construction.

2 Outside Electric Lights.

The approximate boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Single Glazed Sash Windows. uPVC Double Glazed French Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Gas fired Central Heating. Woodburning Stove.

TENURE

Freehold with Vacant Possession upon Completion.

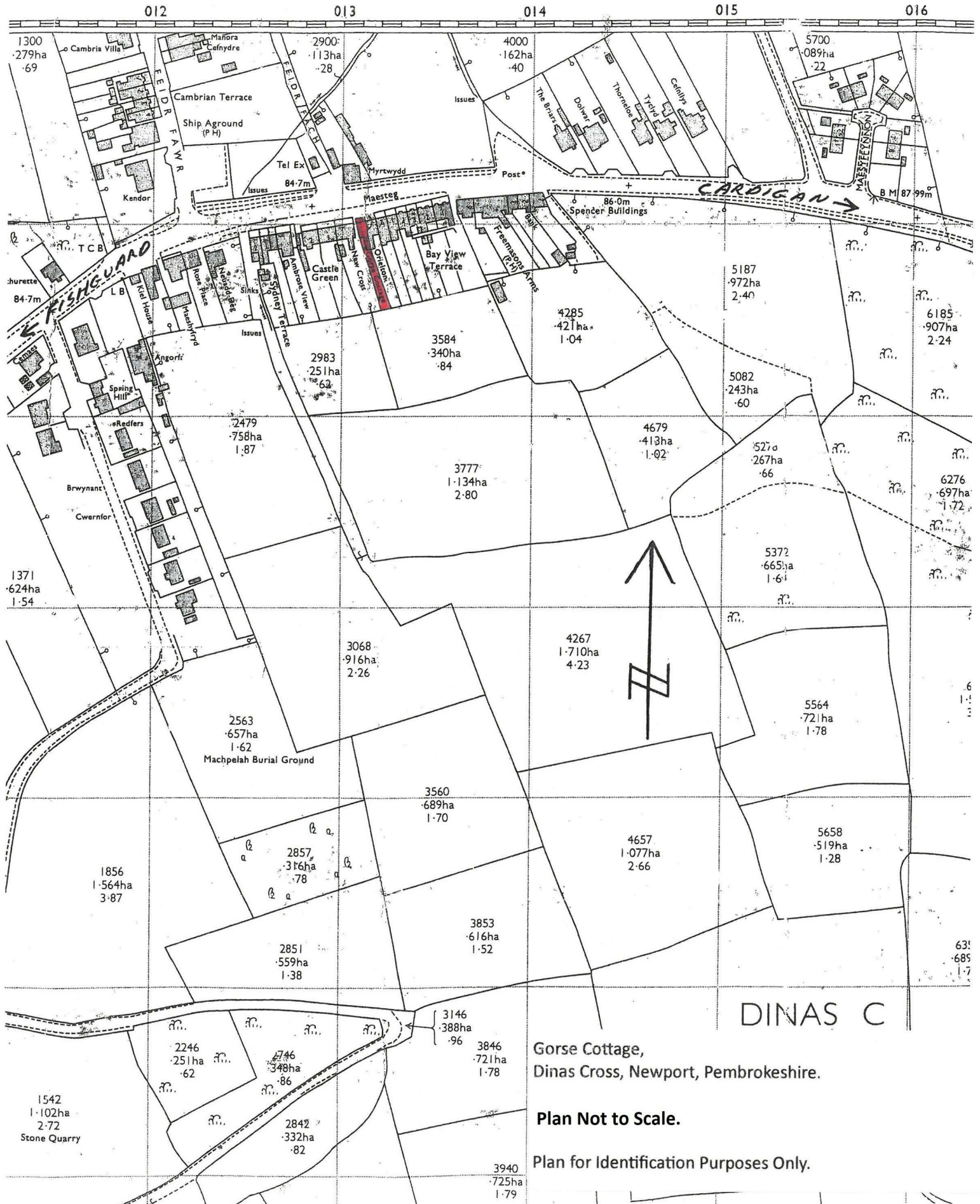
REMARKS

Gorse Cottage is an attractive, well appointed End of Terrace 2 storey Character Cottage which stands in this

HEIGHTS IN METRES

CEMAES No 1 ED

No 13 WARD



DINAS C

Gorse Cottage,
Dinas Cross, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

1542
1-102ha
2-72
Stone Quarry

3940
725ha
1-79

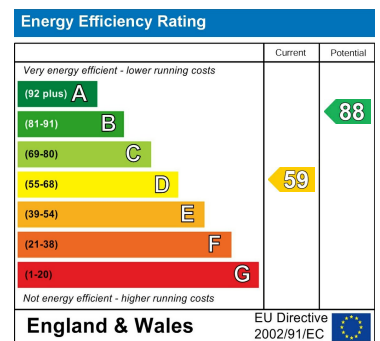
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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