



Laurel Villa, Dinas Cross, Newport, Pembrokeshire, SA42 0UY

Price Guide £595,000

- *An attractive Detached 3 storey stone built Victorian residence which has been renovated, modernised and refurbished to an extremely high standard in the last few years.
- *Well appointed 2/3 Reception, Kitchen/Breakfast, Utility, 4/5 Bedroom and 3 Bath/Shower Room accommodation.
 - *Gas Central Heating, uPVC Double Glazing and Roof/Loft Insulation.
 - *Off Road Parking for 4/5 Vehicles together with Ample Turning Space.
- *Large Lawned Garden with Resin Patio and Path, Slate Chip Areas, Flowering Shrubs and a Steel Container 20'0" x 8'0"
- *Ideally suited for Family or Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

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.

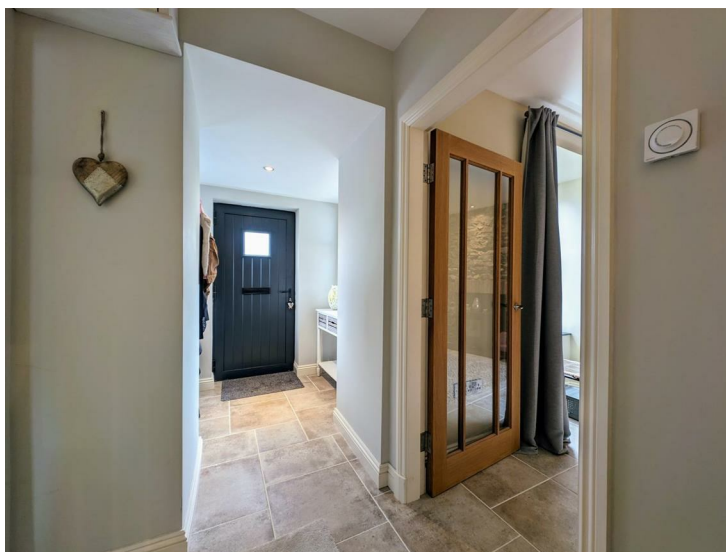
There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Feidr Fawr is predominantly a residential area which runs in a northerly direction off the Main A487 road. Laurel Villa is situated within 200 yards or so of the Main A487 Fishguard to Cardigan Road and the centre of the village and the majority of its amenities.

Description

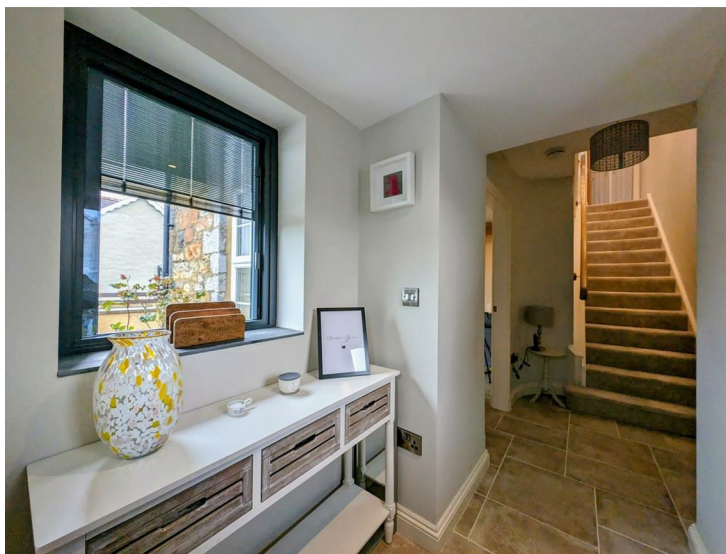
Laurel Villa comprises a Detached 3 storey Victorian residence of solid stone construction with natural stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Aluminium Double Glazed Entrance Door to:- Porch



With ceramic tile floor with underfloor heating, 2 aluminium double glazed windows with built in blinds, downlighter, 2 power points, coat hooks and opening to:-

Hall



With ceramic tile floor with underfloor heating, 2 power points, underfloor heating thermostat control, ceiling light, staircase to First Floor, mains smoke detector and Oak glazed doors to Dining Room and:-

Sitting Room



16'3" x 12'9" plus door recess 3'5" x 2'0" (4.95m x 3.89m plus door recess 1.04m x 0.61m)

With ceramic tile floor with underfloor heating, feature stone wall and fireplace with slate hearth housing a Clearview Multifuel Stove, uPVC double glazed window with roller blind, 7 downlighters, ceiling light, carbon monoxide alarm, 14 power points, 6 no 5 amp light points, TV point and an Oak glazed door to Kitchen/Breakfast Room.

Dining Room



12'3" x 10'0" (3.73m x 3.05m)

With ceramic tile floor with underfloor heating, 2 alcoves, feature fireplace, uPVC double glazed window with roller blind, 2 downlighters, 2 ceiling lights, underfloor heating thermostat control, openings to Kitchen/Breakfast Room and:-

Understairs Storage Area

6'0" x 4'0" (1.83m x 1.22m)

With sloping ceiling and ceramic tile floor.

Kitchen/Breakfast Room



16'10" x 11'3" maximum (5.13m x 3.43m maximum)

With ceramic tile floor with underfloor heating, range of fitted floor and wall cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, Granite worktops, built in Bosch eye level Double Oven, Bosch 5 ring Gas Cooker Hob, Cooker Hood (externally vented), built in Neff dishwasher, built in Bosch refrigerator, wall shelves, appliance points, 18 power points, TV point, 14 downlighters, concealed worktop lighting, TV point, 3 worktop lights, uPVC double glazed window with wooden blinds, Oak glazed door to Sitting Room, opening to Rear Hall and an Oak glazed door to:-

Utility Room



8'8" x 8'2" (2.64m x 2.49m)

With ceramic tile floor with underfloor heating, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 4 downlighters, electricity consumer unit, 6 power points, uPVC double glazed window with wooden blinds, extractor fan, underfloor heating thermostat control and an Airing/Boiler cupboard housing a pressurised hot water cylinder, central heating manifold and a Vaillant wall mounted Gas Boiler (heating domestic hot water and firing central heating).

Rear Hall



7'2" x 6'3" (2.18m x 1.91m)

With ceramic tile floor, ceiling light, access to an Insulated Loft, 2 power points, coat hooks, uPVC double glazed door to a resin paved patio area, downlighter and an Oak door to:-

Shower Room



7'2" x 7'1" (2.18m x 2.16m)

With ceramic tile floor, suite of WC, Wash Hand Basin in a vanity surround and a glazed Quadrant Shower with Aquaboard walls and a thermostatic shower, extractor fan, chrome dual fuel heated towel rail/radiator, wall mirror, uPVC double glazed window and 3 downlighters.

A staircase from the Hall gives access to the:-

First Floor

Landing



With fitted carpet, designer radiator, 6 downlighters, staircase to Second Floor, uPVC double glazed Bay window (affording Sea Views), 2 power points, 2 stair lights and a slate shelf over stairwell with a 5 amp light point.

Bedroom 1



13'0" x 12'10" (3.96m x 3.91m)

('L' shaped maximum) With fitted carpet, uPVC double glazed window, 7 downlighters, fitted wardrobes, designer vertical radiator, 9 power points, TV point and 3 no 5 amp light points.

Walk in Airing Cupboard

5'10" x 3'4" (1.78m x 1.02m)

With fitted carpet, ceiling light and radiator.

Bathroom



9'1" x 8'11" (2.77m x 2.72m)

With ceramic tile floor, fully tiled walls, uPVC double glazed window with wooden blinds, white suite of 'J' shaped Bath, Wash Hand Basin in a vanity surround and WC, glazed Quadrant Shower with Aquaboard walls and a thermostatic shower, 6 downlighters, extractor fan and a chrome dual fuel heated towel rail/radiator.

Bedroom 2



15'1" x 9'2" maximum (4.60m x 2.79m maximum)
With fitted carpet, designer vertical radiator, uPVC double glazed window (affording Sea Views), 6 downlighters, TV point, 7 power points, 3 lamp points and 3 no 5 amp lamp points.

Office/Study



11'1" x 9'5" (3.38m x 2.87m)
With fitted carpet, uPVC double glazed window (affording Sea Views), designer radiator, 4 downlighters, telephone point and 6 power points.

A staircase from the Landing gives access to the:-

Second Floor

Landing

With fitted carpet, Velux window, mains smoke detector, ceiling light and access to undereaves storage space.

Bedroom 3



18'0" x 13'0" (5.49m x 3.96m) ('L' shaped maximum)
With fitted carpet, 2 Velux windows with blackout blinds, TV point, 9 power points, double panelled radiator, exposed 'A' frames, 3 no 5 amp lamp points, TV point and door to:-

En Suite Shower Room



9'0" x 3'0" (2.74m x 0.91m)
With ceramic tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a thermostatic shower, extractor fan, ceiling light, Velux window, chrome dual fuel heated towel rail/radiator and an illuminated wall mirror with shaver point.

Bedroom 4



20'3" x 9'8" (6.17m x 2.95m)

With fitted carpet, exposed 'A' frames, 2 ceiling spotlights, 2 Velux windows with blackout blinds, double panelled radiator, 2 TV points, 3 no 5 amp power points and 9 power points.

Externally



There is a rendered and coloured walled forecourt to the Property with a slate coping together with slate chip areas, flower and shrub borders and a doorway leading to a slate paved path to the rear garden. On the southern side of the Property is a concrete hardstanding which allows for Off Road Vehicle Parking with double wrought iron gates leading to a large ornamental stone hardstanding which allows for Off Road Parking and Turning Space for 3/4 Vehicles and ample space for a Garage (subject to any necessary consents). To the rear of the Property is a Resin Patio and Path which leads to a large 'L' shaped Lawned Garden with a Flower and Shrub Borders, Hydrangeas, Acers, Rhododendrons and Flowering Shrubs. There is also a 20' x 8' Steel Container which has electricity connected with 2 strip lights and 8 power points.

Outside Water Tap and 4 Outside Electric Lights (2 sensor

lights).

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. The entirety of the Ground Floor (with the exception of the Rear Hall and Shower Room) has underfloor heating, whereas the First and Second Floor accommodation has radiators.

Aluminium Double Glazed Entrance Door and 2 Aluminium Double Glazed Windows to Front Porch. All other windows are uPVC Double Glazed. Velux Double Glazed Skylight Windows. Floor, Wall and Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

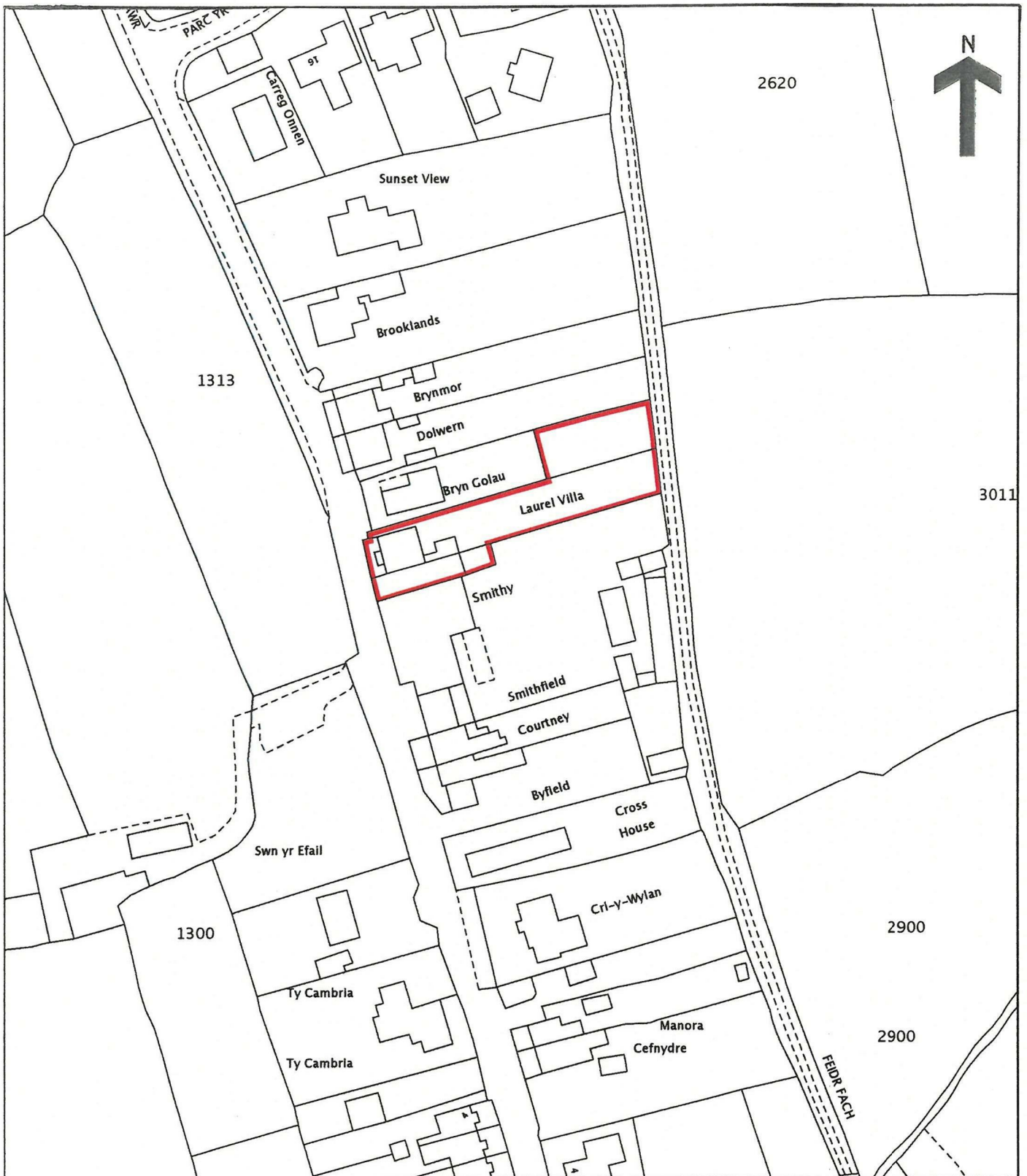
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Laurel Villa is an exceptional, Detached 3 storey Victorian stone built residence which stands in a convenient location in this popular coastal village and being ideally suited for Family or Retirement purposes. The Property has been Renovated, Modernised and Refurbished to an extremely high standard in recent years and now has the benefit of Gas fired Central Heating (Ground Floor has underfloor heating, whereas the First and Second Floor has radiators), uPVC Double Glazing and Floor, Wall and Roof/Loft Insulation. In addition it has Off Road Parking for 4/5 Vehicles together with a Resin Patio and Path and a large 'L' shaped rear Lawned Garden with Flower and Shrub Borders. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.





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Plan Not to Scale.

Plan for Identification Purposes Only.

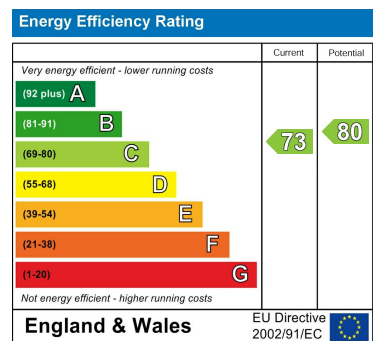
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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