



1 Spring Gardens, Dinas Cross, Newport, Pembrokeshire, SA42 0XP

Price Guide £495,000

- *An attractive 2 storey Semi Detached Character Cottage residence which was extended 20 years or so ago.
- *Deceptively spacious 3/4 Reception, Kitchen/Breakfast, Utility, Bathroom and 4/5 Bedroom accommodation.
- *Oil Central Heating, Single Glazed Front Elevation Windows, Aluminium Triple Glazed Rear and Side Elevation Windows and Doors and Roof/Loft Insulation.
- *Off Road Parking for 2 Vehicles and a good sized rear Lawned Garden with an abundance of Flowering Shrubs, a large Quarry Tile Patio, Fish Pond, Raised Vegetable Beds, Greenhouse and a Garden Tool Shed.
- *Inspection essential in order to appreciate the full extent of Accommodation, the Gardens and Grounds and indeed the delightful south facing Rural Views to Dinas Mountain.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating E.

Situation

1 Spring Garden stands inset off the Main A487 Fishguard to Cardigan road and is within half a mile or so of the centre of the popular Coastal Village of Dinas Cross and the majority of it's amenities.

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

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

The well known Market Town of Fishguard is some 4 miles or so west and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre and a Leisure Centre.

Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The County and Market Town of Haverfordwest is some 18 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, a Leisure Centre, Petrol Filling Stations, Repair Garages, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 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.

1 Spring Gardens is situated on the western fringes of the village of Dinas Cross and stands inset off the Main A487 Fishguard to Cardigan road.

Directions

From Fishguard, take the Main A487 Road east for some 3.5 miles and upon entering the village of Dinas Cross, proceed through the village for approximately a third of a mile or so and 1 Spring Gardens is situated on the right

hand side of the road, some 300 yards or so prior to the Tennis Court. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and proceed through the village of Dinas Cross passing the Tennis Court on your left and some 300 yards or so further on, 1 Spring Gardens is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Description

1 Spring Gardens comprises a Semi Detached 2 storey Cottage residence of solid stone and cavity concrete block construction with mainly stone faced elevations, part rendered and coloured elevations and part cedar timber clad elevations under a pitched slate roof. Accommodation is as follows:-

Pine Entrance Door to:-

Hall



13'6" x 4'0" (4.11m x 1.22m)

With quarry tile floor, radiator, electricity meter and consumer unit, opening to Inner Hall and door to:-

Sitting Room



14'4" x 10'7" (4.37m x 3.23m)

With pine floorboards, Cast Iron Open Fireplace, picture rail, ceiling light, single glazed sash window, double panelled radiator and 6 power points.

Living Room



13'5" x 11'4" (4.09m x 3.45m)

With quarry tile floor, open beam ceiling, single glazed sash window, radiator, Slate Cast Iron and Tile Open Fireplace, telephone point, 6 power points and an opening with step down to:-

Snug



11'0" x 8'4" (3.35m x 2.54m)

With quarry tile floor, Inglenook Fireplace housing an Efel oil fired stove on a raised quarry tile hearth, natural stone wall, window opening and pedestrian opening to Dining Room and door to:-

Inner Hall

With quarry tile floor, staircase to First Floor, understairs cupboard and door to:-

Bathroom



9'8" x 8'0" (2.95m x 2.44m)

With a Bamboo wood floor, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, wall light, extractor fan, tile splashback, pine shelf, heated towel rail/radiator and a wall light.

Dining Room



27'0" x 10'9" (8.23m x 3.28m)

With quarry tile floor, 2 Aluminium triple glazed windows and an Aluminium triple glazed French door to Rear Garden, natural stone walls, 3 Velux windows, 2 no 5 ceiling spotlights, double and single panelled radiators, 6 power points and a 15 pane glazed door to:-

Kitchen/Breakfast Room



20'9" x 14'5" (6.32m x 4.39m)

('L' shaped maximum) With quarry tile floor, double panelled radiator, Aluminium triple glazed French door to rear Garden, 2 Aluminium triple glazed windows, 2 double panelled radiators, open beam ceiling, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, 5 ceiling spotlight and a 3 ceiling spotlight, built in Hotpoint electric Double Oven/Grill, Bosch 4 ring Induction Hob, cooker box, 13 power points, Breakfast Bar and Pine door to Side Entrance Hall and staircase to:-

First Floor Office/Studio/Work/Room



20'0" x 14'6" (6.10m x 4.42m)

With pine floorboard, 3 Velux windows, 2 aluminium triple glazed windows, 2 ceiling lights, open beam ceilings, double and single panelled radiators, telephone point and 8 power points.

Side Entrance Hall



16'5" x 7'0" (5.00m x 2.13m)

('L' shaped maximum) With quarry tile floor, ceiling light, Aluminium triple glazed door to exterior, Velux window, radiator, ceiling light, built in storage cupboard, 2 ceiling lights and doors to Utility/Store Room and:-

Shower Room



5'5" x 5'0" (1.65m x 1.52m)

With quarry tile floor, white suite of WC, Wash Hand Basin and a Glazed and Aquaboard Shower Cubicle with a Mira Sport electric shower, extractor fan, shaver light/point, tile splashback, toilet roll holder, radiator and ceiling light.

Utility/Store Room



12'8" x 6'5" (3.86m x 1.96m)

With a Worcester Heatslave 20/25 oil combination boiler (heating domestic hot water and firing central heating), 3 ceiling spotlight, plumbing for automatic washing machine, single drainer stainless steel sink unit with hot and cold, natural stone wall, Velux window, 3 ceiling spotlight and power points.

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

Half Landing (Split Level)

With fitted carpet, 1 power point, window to Dining Room and stairs to:-

First Floor

Split Level Landing



7'2" x 5'0" (2.18m x 1.52m)

With fitted carpet, access to an Insulated Loft and doors to Bedrooms 2,3 and 4 and:-

Bedroom 1 (Front)



13'7" x 13'1" (4.14m x 3.99m)

('L' shaped maximum) With Pine floorboards, single glazed sash window, Wash Hand Basin in a vanity surround, tile splashback, towel ring, wall light and ceiling light, Cast Iron feature fireplace, double panelled radiator and 6 power points.

Bedroom 2 (Front)



13'1" x 12'2" (3.99m x 3.71m)
('L' shaped maximum) With Pine floorboards, single glazed sash window, double panelled radiator, ceiling light, Wash Hand Basin in a slate tiled vanity surround, telephone point and 6 power points.

Bedroom 3 (Rear)



10'8" x 8'4" (3.25m x 2.54m)
With pine floorboards, Aluminium triple glazed window (affording delightful rural views to Dinas Mountain), pine shelf, ceiling light, radiator and 2 power points.

Bedroom 4



10'0" x 7'0" (3.05m x 2.13m)
With pine floorboards, Aluminium triple glazed window affording delightful rural views to Dinas Mountain, radiator, ceiling light, 2 power points and a glazed window to stairwell.

Externally

Directly to the fore of the Property is a Stone Wall Forecourt with small Lawned Areas, Rhododendrons and Flowering Shrubs. Adjacent to the wall forecourt is a Gravelled Hardstanding area which allows for Off Road Parking for 2 Vehicles. There is a gravelled path surround to the Property and to the rear is a good sized gently sloping Garden, south facing Lawned Garden with a large quarry tile Patio, a Lawned Garden, Fish Pond, Flowering Shrubs, Acers, Fuschias, Hydrangeas, 3 raised Vegetable Beds, a Garden Tool Shed and a Greenhouse 12'6" x 10'0". There is also an Oil Tank adjacent to the eastern boundary wall.

Outside Water Tap and Outside Electric Light.

The boundaries of 1 Spring Gardens are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water, Electricity and Drainage are connected. Oil Central Heating. Single Glazed Front Elevation Sash Windows. Aluminium Triple Glazed Side and Rear Windows and Doors. Cavity Wall and Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

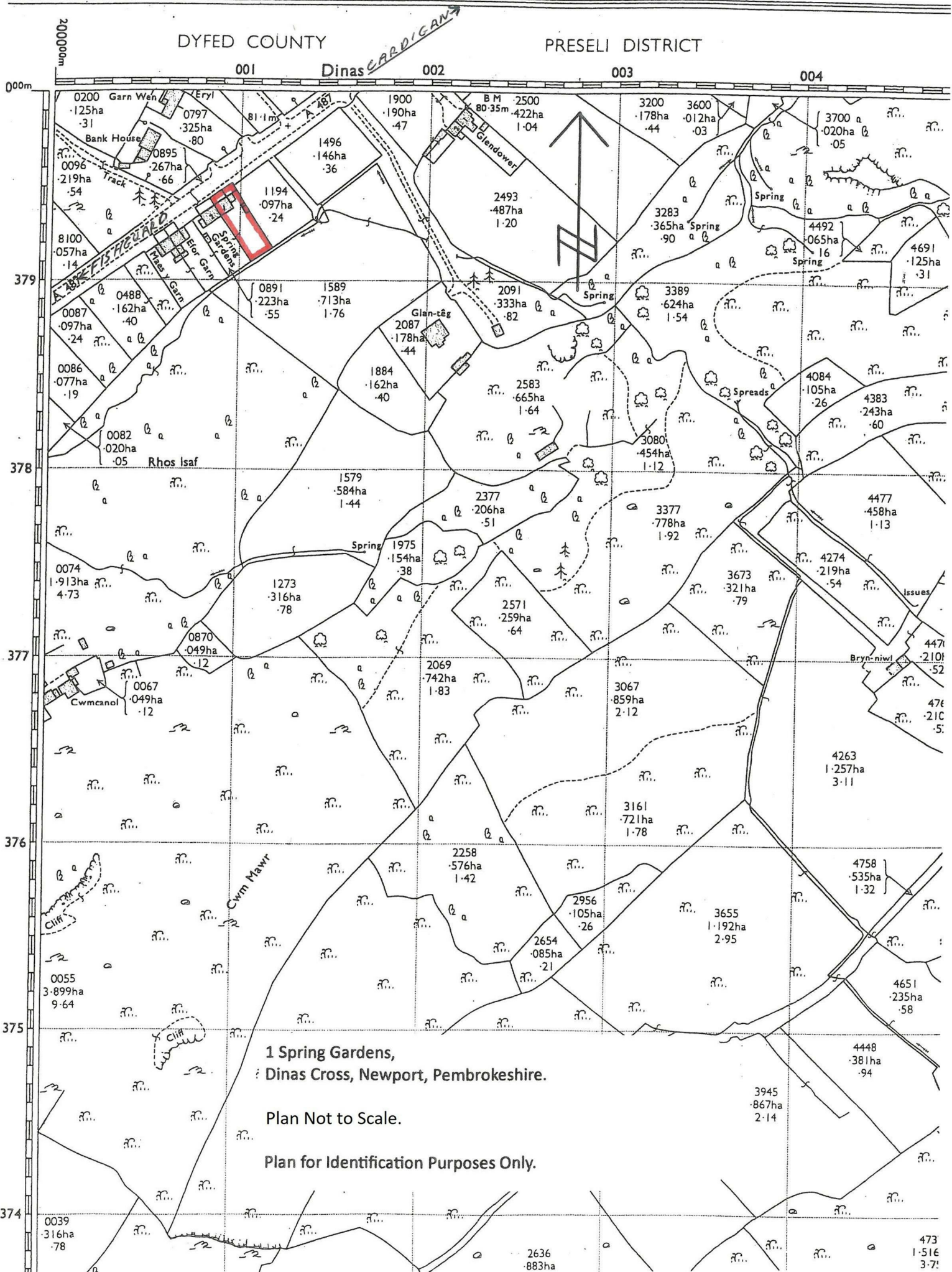
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

1 Spring Gardens is a deceptively spacious Semi Detached Cottage Residence which was extended approximately 20 years ago. The Property has a wealth of Character with many attractive features including Quarry Tiled Floors, Natural Stone Walls, Pine Doors and Woodwork, Open

Beams, an Inglenook Fireplace etc etc. In addition, it has a good sized, private south facing Rear Garden with a large Quarry Tiled Patio, Lawned Areas, Flowering Shrubs, 3 raised Vegetable Beds, a Greenhouse and a Tool Shed. In addition, it has Off Road Parking at the fore for 2 Vehicles. To appreciate the qualities of the Property and indeed the full extent of accommodation, gardens and grounds and the south facing location with views to Dinas Mountain, inspection is essential and strongly advised.

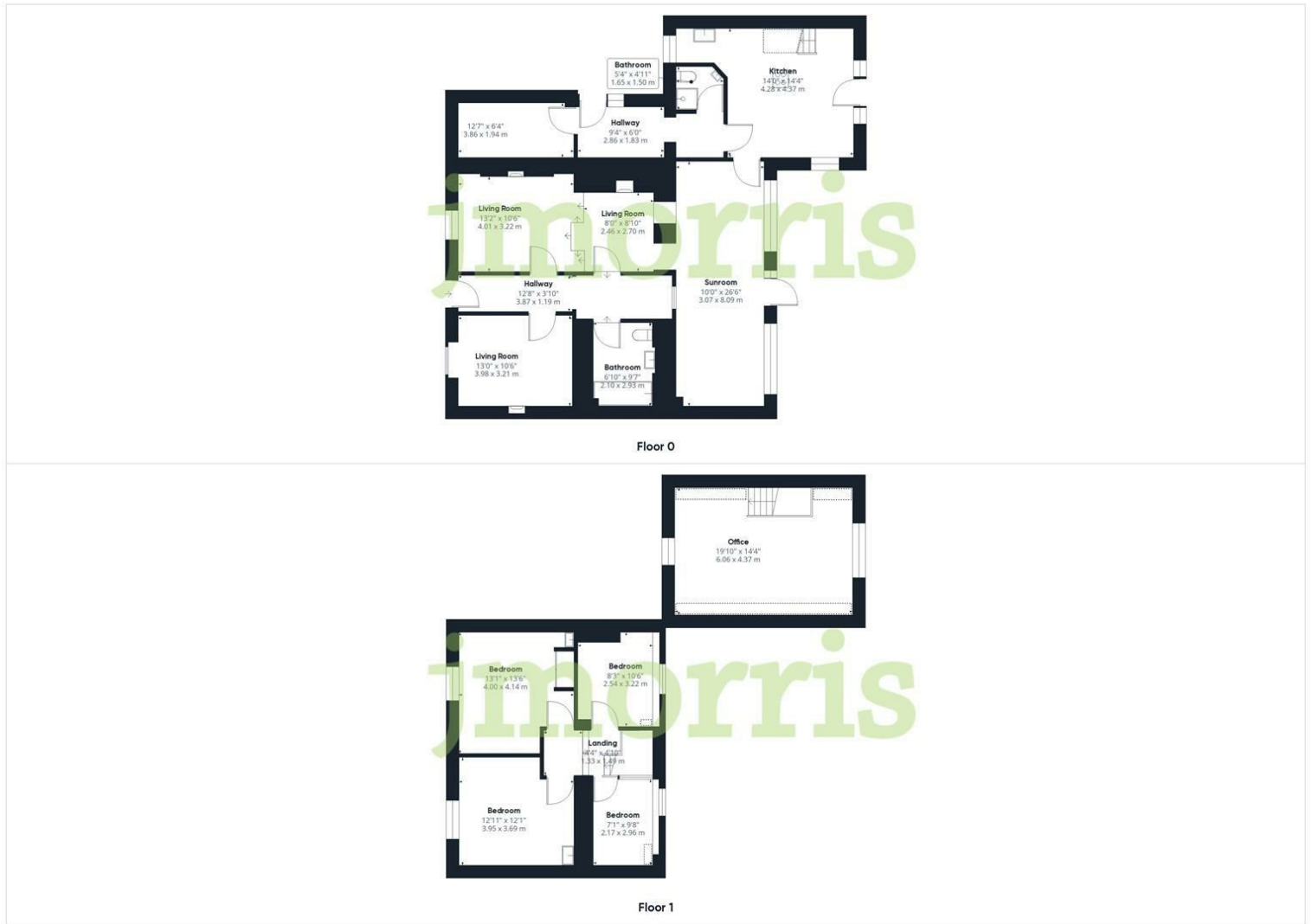


1 Spring Gardens,
 Dinas Cross, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

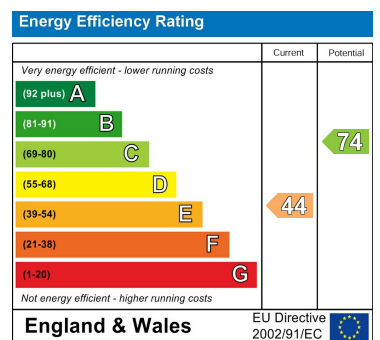
Floor Plan



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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