



## Tan-y-Bryn, Cwm-Yr-Eglwys Road, Dinas Cross, Newport, Pembrokeshire, SA42 0SJ

**Price Guide £1,350,000**

\* Undoubtedly one of the finest Coastal Properties to appear on the Open Market in recent years.

\* An attractive Detached Character Listed Grade II late Georgian/early Victorian Residence which has 3/4 Reception, Kitchen/Breakfast, Utility, 3/4 Bedrooms and 2 Bath/Shower Room accommodation benefiting from L.P. Gas Central Heating, Secondary or Primary Double Glazing and Loft Insulation.

\* Adjoining Self Contained Cottage known as Y Bwthyn which has an Open Plan Kitchen/ Dining/Living Room, 2 Bedrooms and Bathroom as well as a Detached single storey Cottage known as Y Beudy which has a Kitchen, Living Room, 2 Bedrooms and Bathroom accommodation.

\* Both Cottages benefit from Double Glazing, Central Heating via an Air Source Heatpump and Roof Insulation.

\* Spacious Garage/Workshop 36'0" x 15'3" plus recess 12'0" x 5'0" and a Greenhouse 24'0" x 10'0" approx.

\* Large Ornamental Stone/Chipping Hardstanding allowing for ample Vehicle Parking and Turning Space.

\* Delightful Landscaped Gardens and Grounds extending to 1.88 Acres or thereabouts in total with Lawned Gardens, Flowering Shrubs, Flowering Cherry Tree, Mature Fir Trees, a Duck/Wildlife Pond as well as a Garden Plot on the opposite side of the Cwm-yr-Eglwys Road with a small Tourer/Storage Caravan.

\* Superb Coastal Sea views over Newport Bay towards Morfa Head as well as Rural views to Carningli Mountain.

\* An ideal Lifestyle Change Property which has 2 Self Contained 2 Bedroom Cottages suitable for Elderly Dependents, Teenagers, Holiday or Permanent Letting.

\* Inspection essential to appreciate the qualities of this exceptional Coastal Property which is in first class order throughout. Tan-y-Bryn EPC Rating E. Y Bwthyn EPC Rating C. Y Beudy EPC Rating C.

## SITUATION

Tan-y-Bryn is situated within two thirds of a mile or so of the picturesque hamlet of Cwm-yr-Eglwys which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (5 miles west) and the Coastal Town of Newport (3 miles east).

Cwm-yr-Eglwys is renowned for the remains of it's Ancient Church (St Brynach), the Churchyard and the Beach.

Within three quarters of a mile or so by road is the popular village of Dinas Cross which has the benefit of a good Village Store, 2 Public Houses, a Fish & Chip Shop/Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, a Village/Community Hall, Cafe and a Licenced Restaurant at Pwllgwaelod.

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

The Property stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Newport being close by has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaway's, a Library, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery. There is a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

Fishguard, being within a short drive, has the benefit of a good Shopping Centre, together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Public Houses, Restaurants, Cafes, a Post Office, Library, Supermarkets, a Theatre/Cinema and a Leisure Centre.

The County and Market Town of Haverfordwest is some 20 miles or so south had 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.

Tan-y-Bryn is situated within three quarters of a mile or so of the centre of the village of Dinas Cross and the majority of it's amenities.

## DIRECTIONS

From Fishguard, take the Main A487 Road east for some 4.5 miles passing through the village of Dinas Cross and after leaving the village, a third of a mile or so further on, take the first turning on the left, signposted to Cwm-yr-Eglwys. Continue on this road for approximately a quarter of a mile or so and Tan-y-Bryn is the first Property adjacent to Cwm-yr-Eglwys Road on the right.. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and on entering the village of Dinas Cross, take the first turning on the right, signposted to Cwm-yr-Eglwys. Follow directions as above.

## DESCRIPTION

Tan-y-Bryn comprises a Detached 2 storey early late Georgian/Victorian Residence of mainly solid stone construction with whitened and rendered stone effect elevations under a pitched slate roof. There is a cavity extension on the southern side of the Property with a Lean-to Slate Roof which incorporates 2 Hot Water Solar Panels. Accommodation is as follows:-

### Hall



16'0" x 3'9" (4.88m x 1.14m)

With an original mosaic tiled floor, ceiling light, column radiator, 2 Worcester Hot Water Solar Panels, archway to Inner Hall and Oak half glazed doors to Snug/Television Room and:-

## Dining Room



15'5" x 9'8" (4.70m x 2.95m)

With an engineered Oak floor, secondary Double Glazed sash window, Slate and Cast Iron open fireplace with a Slate hearth, open beam ceiling, column radiator, 6 power points, ceiling light and half glazed Oak double doors to:-

## Office/Study/Bedroom 4



9'0" x 8'0" (2.74m x 2.44m)

With an engineered Oak floor, secondary double glazed window with Roman blind, natural stone wall, ceiling light, column radiator, telephone point, 6 power points and a half glazed Oak door to:-

## Inner Hall

With Slate Tile floor, ceiling light, Mains Smoke Detector, secondary Double Glazed sash window over stairwell with Roman blind, central heating thermostat control, alcove with coat hooks, staircase to First Floor, opening to Main Hall, Oak half glazed door to Kitchen and an Oak door to Utility Room.

## Snug/Television Room



15'2" x 9'10" (4.62m x 3.00m)

(maximum). With an engineered Oak floor, secondary Double Glazed sash window, fireplace housing a Stanford Multifuel Stove on a Slate hearth with back boiler (heating domestic hot water and firing central heating), coloured lime washed effect wall, column radiator, ceiling light and a step with half glazed door to:-

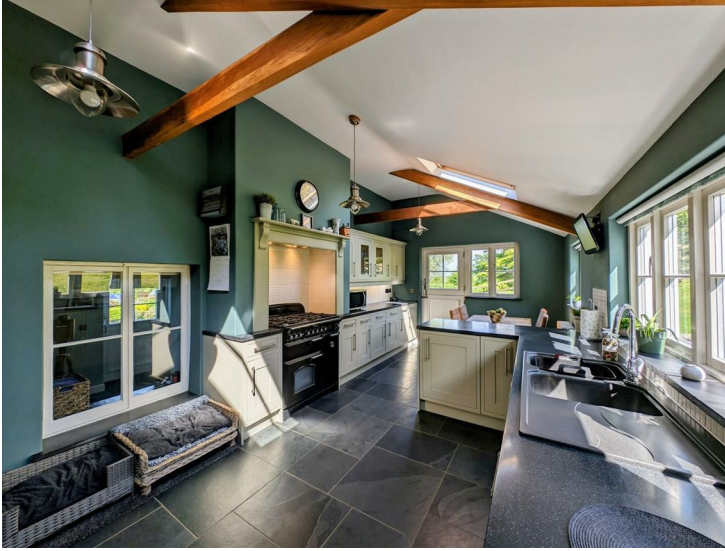
## Sitting Room



17'9" x 15'8" (5.41m x 4.78m)

With an engineered Oak floor, 2 single glazed sash windows with wooden blinds, double glazed window with wooden blinds and double glazed French door to south facing Garden, exposed "A" frames, 2 column radiators, TV point, telephone point, coloured lime wash effect wall, Stovax Multifuel Stove on a Slate hearth with back boiler (heating domestic hot water and firing central heating), Velux window, 2 ceiling lights, 6 power points and half glazed double doors to:-

## Kitchen/Breakfast Room



22'0" x 11'0" (6.71m x 3.35m)

With Slate Tile floor, 2 column radiators, 3 double glazed windows, 3 ceiling lights, exposed "A" frames, range of fitted floor and wall cupboards with a Granite effect composite worktops, part tile surround, concealed worktop lighting, Inglenook style fireplace with tiled surround housing a Rangemaster 90 Cooker Range with 5 ring L.P. Gas Hob, 2 Electric Ovens and a Grill with tiled splashback, Cooker Hood with 2 downlighters over the Range Cooker (externally vented), built in Blomberg dishwasher, built in Electrolux refrigerator, single glazed window to Utility Room, part tile surround, telephone point, TV point, 15 power points, concealed worktop lighting, appliance points, half glazed Stable Door to exterior and a half glazed Oak door to Inner Hall.

## Utility Room



12'9" x 10'6" (3.89m x 3.20m)

With Slate Tile floor, double glazed sash window, double glazed door to exterior, column radiator, carbon monoxide alarm, Worcester wall mounted L.P. Gas Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, alcove with shelves, floor cupboards with inset single drainer stainless steel sink

unit with mixer tap, 2 ceiling lights, coat hooks, 10 power points and Oak door to:-

## Shower Room



9'5" x 5'0" (2.87m x 1.52m)

("L" shaped maximum). With Slate Tile floor, double glazed window with roller blind, chrome heated towel rail/radiator, old feature Bread Oven with Slate shelves together with a wash bowl and mixer tap with a concealed light/downlighter over, WC, glazed and tiled Shower Cubicle with a Mira Sport Electric Shower, Manrose extractor fan, 2 downlighters, bathroom cabinet, toilet roll holder and towel ring.

## First Floor

### Landing

12'6" x 6'3" (3.81m x 1.91m)

("L" shaped maximum). With fitted carpet, column radiator, ceiling light, Mains Smoke Detector, Conservation Skylight, built in Airing Cupboard with shelves housing a pre-lagged hot water cylinder and immersion heater, opening to Inner Landing and an Oak door to:-

### Bedroom 1



13'4" x 9'5" (4.06m x 2.87m)

With an engineered Oak floor, 2 double glazed windows (one sash window affording Sea views), coloured lime washed effect wall, ceiling light, column radiator, telephone point and 10 power points.

### Inner Landing

7'6" x 4'10" (2.29m x 1.47m)

With fitted carpet, 2 power points, wall light and access to an Insulated Loft.

### Bedroom 2



17'3" x 9'0" (5.26m x 2.74m)

With fitted carpet, Velux window with blind, secondary double glazed sash window, exposed "A" frame, ceiling light, column radiator, TV point, 10 power points and access to undereaves storage space.

### Bedroom 3



13'7" x 9'9" (4.14m x 2.97m)

With fitted carpet, column radiator, 2 secondary double glazed windows, Cast Iron feature fireplace, exposed "A" frames, TV point and 8 power points.

### Bathroom



9'5" x 5'5" (2.87m x 1.65m)

With a painted Pine floorboards, double glazed window, white suite of "P" shaped Bath with a Mira Excel Thermostatic Shower over and a glazed curved shower screen, Wash Hand Basin and WC, part tiled surround, illuminated wall mirror, Manrose extractor fan, toothbrush holder, towel ring, toilet roll holder, stainless steel corner shelves, mirror fronted bathroom cabinet, exposed "A" frames, 3 downlighters and a chrome heated towel rail/radiator.

Adjoining Tan-y-Bryn is:-

## Y Bwthyn



Y Bwthyn is a single storied, predominantly stone built Cottage/Annexe with rendered and whitened lime wash effect elevations under a pitched slate roof. Adjoining the Cottage/Annexe at the rear is a Lean-to extension of cavity concrete block construction with timber clad elevations under a corrugated iron roof. Accommodation is as follows:-

**Double Glazed Entrance Door to:-**

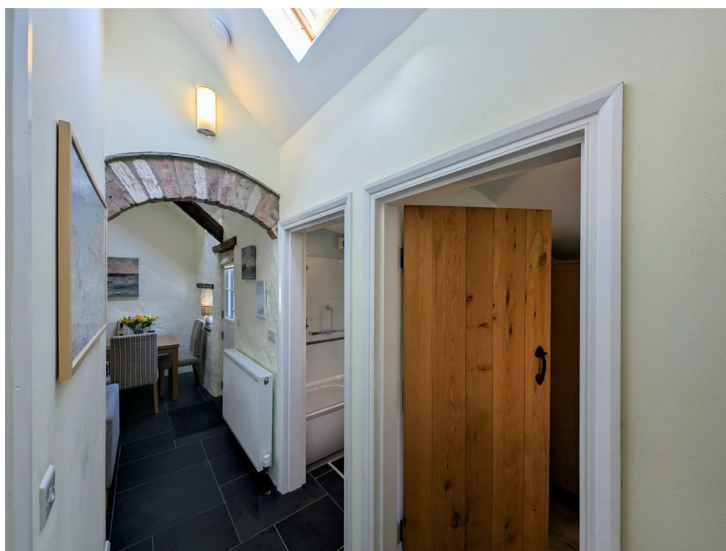
**Open Plan Living Room/Kitchen**



16'6" x 15'8" (5.03m x 4.78m)

With a Slate Tile floor, 2 double panelled radiators, 2 double glazed windows with roller blinds, Arrow Woodburning Stove on a Slate hearth, coloured lime washed effect wall, exposed "A" frames, 2 ceiling lights, Velux window, range of fitted Oak floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, concealed worktop lighting, part tile surround, Zanussi built in electric Single Oven/Grill, 4 ring L.P. Gas Cooker Hob, stainless steel Cooker Hood (externally vented), Zanussi built in washing machine, cooker box, 2 TV points, telephone point, 9 power points, appliance points, Velux window, double glazed door to front Garden and an opening to:-

## Inner Hall



8'1" x 3'8" (2.46m x 1.12m)

With Slate Tile floor, coat hooks, Velux window, central heating thermostat control, electricity consumer unit, wall light, 2 power points and doors to Bedrooms and:-

## Bathroom



8'4" x 6'0" (2.54m x 1.83m)

With a Slate Tile floor, half tiled walls, double glazed window with roller blind, double panelled radiator, white suite of panelled Bath, Wash Hand Basin and WC, Mira Excel Thermostatic Shower over Bath, glazed shower screen, towel rail, chrome towel rail/shelf, toilet roll holder, 2 glass shelves, wall mirror, shaver point, 4 downlighters and a Manrose extractor fan.

## Bedroom 1



11'4" x 9'1" (3.45m x 2.77m)

With an engineered Oak floor, double glazed window with roller blind, double panelled radiator, coloured lime washed effect stone wall, exposed "A" frame, ceiling light, 6 power points, built in double wardrobe with Oak doors and a built in Airing Cupboard housing a Kingspan Pressurised Hot Water Cylinder and Immersion Heater.

## Bedroom 2



10'6" x 8'4" (3.20m x 2.54m)

With an engineered Oak floor, double panelled radiator, double glazed window with roller blind, ceiling light, 2 bedside shelves and 6 power points.

## Externally

There is a neatly kept Lawned Garden to the fore of Y Bwthyn with a raised Flower and Shrub Border and to the side and rear are Ornamental Stone/Chipping Paths.

Within close proximity of Y Bwthyn is:-

## Y Beudy



Y Beudy is a Detached single storey Cottage of predominantly solid stone construction with whitened lime washed effect rendered walls under a pitched slate roof. There are two Lean-to extensions to the Property of cavity concrete block construction with timber clad elevations under corrugated iron roofs. Accommodation is as follows:-

## Double Glazed Stable Door to:-

### Hall

7'10" x 5'2" (2.39m x 1.57m)

With Slate Tile floor, double panelled radiator, coat hooks, ceiling light, electricity consumer unit, 1 power point and Oak doors to Kitchen/Dining Room and:-

### Cloakroom

6'0" x 3'8" (1.83m x 1.12m)

With a Slate Tile floor, radiator, white suite of Wash Hand Basin and WC, tiled splashback, towel ring, wall mirror, shaver light/point, ceiling light, double glazed window with roller blind and a toilet roll holder.

## Kitchen



13'6" x 8'6" (4.11m x 2.59m)

With Velux window, Slate Tile floor, double panelled radiator, double glazed French Door with double glazed windows either side leading to an Ornamental Stone Path/Patio and Lawned Garden, range of Oak fitted floor and wall cupboards, built in Zanussi electric Single Oven/Grill, Zanussi 4 ring L.P. Gas Cooker Hob, stainless steel Cooker Hood (externally vented), built in Electrolux dishwasher, concealed worktop lighting, part tile surround, inset single drainer stainless steel sink unit with mixer tap, built in Zanussi Washer/Drier, appliance points, 11 power points, cooker box, double panelled radiator and a brick and stone arch leading to:-

## Sitting Room



14'2" x 13'9" (4.32m x 3.96m)

(maximum). With Slate Tile floor, Velux window, dummy door, natural stone wall, door to Garden, Arrow Woodburning Stove on a Slate Hearth, double panelled radiator, 4 downlighters, carbon monoxide alarm, telephone point, TV point, 6 power points, Central Heating Thermostat Control, opening to Inner Hall and an Oak door to:-

## Bedroom 1



12'8" x 8'1" (3.86m x 2.46m)

With an engineered Oak floor, double panelled radiator, double glazed window with roller blind, 5 power points, built in wardrobe and a built in Airing Cupboard housing a pressurised hot water cylinder and 2 immersion heaters, access to an Insulated Loft, smoke detector (not tested) and a ceiling light.

## Inner Hall

With Slate Tile floor, ceiling light and Oak doors to Bedroom 2 and:-

## Bathroom



9'9" x 6'2" (2.97m x 1.88m)

With Slate Tile floor, double glazed window with roller blind, part tiled surround, double panelled radiator, white suite of panelled Bath, Wash Hand Basin and WC, Mira Excel Thermostatic Shower over Bath, glazed shower screen, Manrose extractor fan, towel rail, 2 glass wall shelves, toilet roll holder, wall mirror, shaver light/point and a Chrome heated towel rail/radiator.



## Bedroom 2



11'6" x 9'9" (3.51m x 2.97m) (maximum). With an engineered Oak floor, 2 double glazed windows with roller blinds (affording Sea views), ceiling light, double panelled radiator and 5 power points.

N.B. The majority of windows in all 3 Properties have Slate sills.

## Externally

A gated access off Cwm-yr-Eglwys Road leads into a large Chipping/Ornamental Stone hardstanding area which allows for ample Vehicle Parking and Turning Space. Accessed off the Chipping/Ornamental Stone drive is a:-

## Garage/Workshop



35'9" x 15'3" (10.90m x 4.65m) plus a Wing 12'0" x 5'0" (3.66m x 1.52m). Of steel frame and concrete block construction with timber cladding under a pitched corrugated iron roof. It has double wooden doors, 2 double glazed windows, 6 double strip lights and 1 single strip light, 12 power points, 4KW Photovoltaic 16 Panel System and a Photovoltaic Panel Invertor, pedestrian door to exterior and a:-

## Storage Loft

15'3" x 12'0" (4.65m x 3.66m)

Adjoining the Garage/Workshop at the rear is a:-

## Log Store

14'6" x 4'3" (4.42m x 1.30m)

Within close proximity of the Garage/Workshop is a:-

## Greenhouse

24'0" x 10'0" (7.32m x 3.05m) (approx).



There is an enclosed Lawned Garden with 2 Flowering Cherry Trees and a Hardstanding area which allows for storage purposes. A gated access from the Lawned Garden leads to a large Lawn/Grassed area which has a Duck/Wildlife Pond, Flowering Shrubs, Mature Trees and Fir Trees from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head as well as Rural views to Carningli Mountain.

Directly to the fore of Tan-y-Bryn is a well kept Lawned Garden with Flowering Shrubs and Beds as well as Ornamental Stone/Chipping Path surrounds to the Properties.

The Gardens and Grounds are extremely well maintained and border onto Cwm-yr-Eglwys Road.



On the opposite side of Cwm-yr-Eglwys Road is an enclosed Lawned Garden on which stands a small Touring/Storage Caravan.

Outside Electric Lights and Outside Water Taps.

In all the Property stands in 1.88 Acres or thereabouts.

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

### SERVICES

Mains Water and Electricity are connected to all 3 Properties. Drainage for all 3 Properties is to a Sewage Treatment Plant.

Tan-y-Bryn has L.P. Gas Central Heating together with 2 Multi Fuel Stoves with back boilers connected to central heating system. 2 Hot Water Solar Panels on south facing roof. Tan-y-Bryn is either Double Glazed or Secondary Double Glazed. Telephone, subject to British Telecom Regulations. Broadband Connection. Loft Insulation.

Y Bwthyn has Central Heating via an Air Source Heat Pump and is Double Glazed and benefits from Roof/Loft Insulation.

Y Beudy has Central Heating via an Air Source Heat Pump and is Double Glazed and benefits from Roof/Loft Insulation.

Garage/Workshop - 4 KW Photovoltaic 16 Panel System and a Photovoltaic Panel Invertor.

### TENURE

Freehold with Vacant Possession upon Completion.

### LISTED BUILDING

Tan-y-Bryn is a Listed Grade II Building.

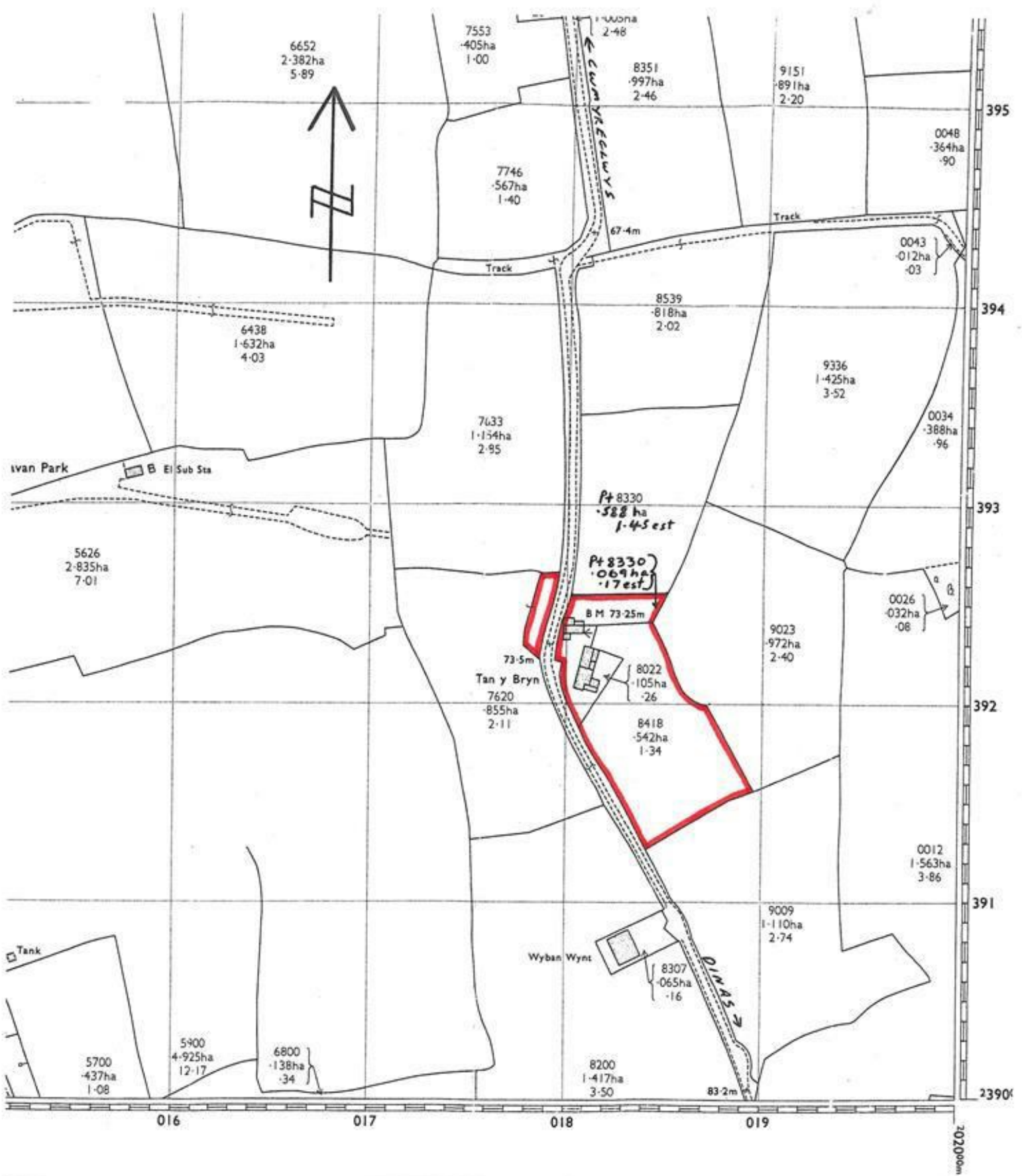
### REMARKS

Tan-y-Bryn is an exceptionally fine 1.88 Acre Residential Holding/Small Holiday Complex which stands in The

Pembrokeshire Coast National Park within three quarters of a mile or so of The North Pembrokeshire Coastline at Cwm-yr-Eglwys. The Property benefits an extremely fine and well appointed Farmhouse Residence which has 3/4 Reception, Kitchen/Breakfast, Utility, 3/4 Bedrooms and 2 Bath/Shower Room accommodation benefiting from L.P. Gas Central Heating together with 2 Multi Fuel Stoves with back boilers connected to central heating system, Loft Insulation and either Double or Secondary Double Glazing. In addition, there are Two, 2 Bedroom Self Contained Cottages which benefit from Double Glazing, Central Heating and Loft/Roof Insulation which are ideally suited for Holiday or Permanent Letting, an Elderly Dependents, Teenagers or the like. There is also a substantial Garage/Workshop 36'0" x 15'0" approx plus a Wing 12'0" x 5'0" and 1.75 Acres or thereabouts of established Gardens and Grounds including Lawned areas, Mature Trees, Flowering Shrubs, Ornamental Stone Paths, Patios and Hardstanding areas allowing for ample Vehicle Parking and Turning Space. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of this exceptional Coastal Property and indeed the Gardens and Grounds and also the Views, inspection is essential and strongly advised.

N.B. Both Y Beudy and Y Bwthyn are very popular and successful Holiday Letting Cottages and "Let" for over 26 weeks (182 days) of the year and therefore qualify for Small Business Rate Relief.

Trading Figures in relation to the Holiday Letting Cottages are available upon request direct from the Vendors upon inspection.



Tan-y-Bryn,  
Cwm-yr-Eglwys Road, Dinas Cross, Newport, Pembrokeshire.

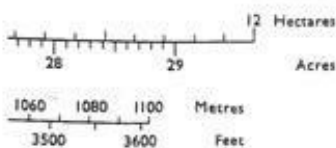
Plan Not to Scale.

Plan for Identification Purposes Only.

To convert hectares to acres multiply by 2.471 05  
To convert acres to hectares multiply by 0.404 69

NATIONAL GRID REFERENCE

The grid lines form part of the National Grid and are at 100 metre intervals. To give a unique reference defining the position of a point to within 10 metres proceed as follows—



- SCOTLAND
- Region or Islands Area
  - District
  - Not shown
  - Electoral Division
  - Ward
  - Constituency (Cn or Burak)

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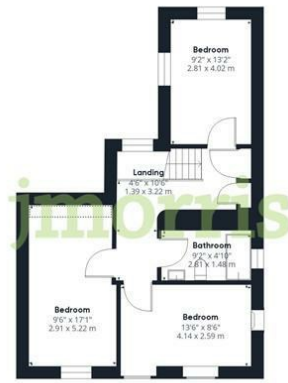
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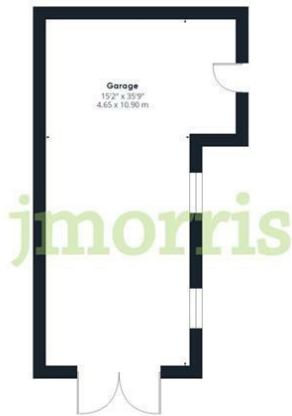
## Floor Plan



Floor 0 Building 1



Floor 1 Building 1

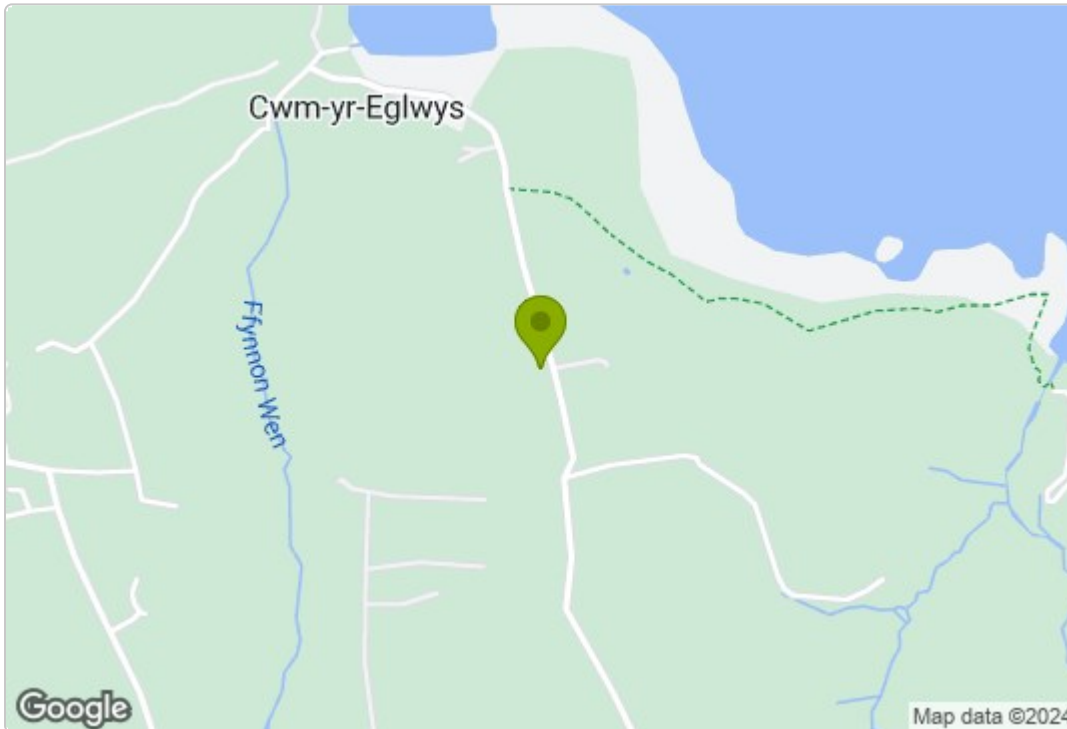


Floor 0 Building 2

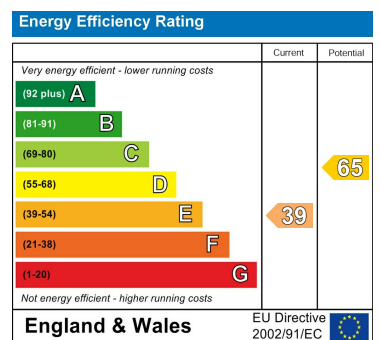


Floor 0 Building 3

## Area Map



## Energy Efficiency Graph



Council Tax Band -

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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