



## The Freemasons Arms, Dinas Cross, Newport, Pembrokeshire, SA42 0UW

**Price Guide £275,000**

The Freemasons Arms is a Freehold Public House which stands in a prominent position close to the centre of this popular Coastal Village which benefits from First Floor Proprietors Accommodation as well as a Beer Garden and a spacious Car Park on the opposite side of the Main A487 Fishguard to Cardigan Road. The Freemasons Arms is free of all Trade Ties and is an excellent Going Concern. The property has a wealth of character and benefits from Gas Fired Central Heating. In order to appreciate the qualities of the property and indeed its location and full extent of accommodation, inspection is essential. Realistic asking price. Public House EPC Rating is D.

N.B. Freemasons Cottage which is adjoining, is available by separate negotiation, if required.



## 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 a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, a Village/Community Hall, Petrol Filling Station/Post Office/Store and a Licensed Restaurant at Pwllgwaelod. Dolwar is situated within 250 yards or so of the centre of the Village and the majority of it's amenities.

The Pembrokeshire Coastline at Aberbach is within three quarters of a mile or so of the Property (by foot) and also close by are the other well known Sandy Beaches and Coves at Pwllgwaelod, 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 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, 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 Cinema/Theatre, Supermarkets and a Leisure Centre.

## 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 turning on the left signposted to Brynhenllan and Pwllgwaelod and a 150 yards or so further on, The Freemasons Arms is situated on the right hand side of the road.

Alternatively from Cardigan, take the Main A487 road south west for some 12 miles and on entering the village of Dinas Cross, The Freemasons Arms is situated on the left hand side of the road.

## DESCRIPTION

The Freemasons Arms comprises a substantial 2 storey building of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

## Porch



With quarry tile floor, Electricity Meter and Fuse Box, mainly half tiled walls, ceiling light and a half glazed door to:-

## Public Bar



24'2" x 14'10" (7.37m x 4.52m)

(maximum measurement to include Bar Servery). With a quarry tile floor, Cast Iron and Tile open fireplace with Slate surround, dado rail, sash window, alcove with shelf, 2 wall lights, 2 power points, Bar Servery with Belfast sink with hot and cold, tile splashback, shelving, uPVC double glazed window to rear, ceiling light and openings to Store Room and Inner Hall.

## Store Room

13'10" x 8'1" (4.22m x 2.46m)

(maximum). With quarry tile floor, ceiling light, telephone point, shelves, electricity consumer unit, open beam ceiling, opening to Bar Servery and door to:-

## Cellar



9'9" x 6'3" (2.97m x 1.91m)  
(plus door recess). With a Python system, ample power points, ceiling light, shelves and a Bar Cool Cellar Refrigeration Unit.

## Restaurant/Dining Room



34'9" x 14'3" (10.59m x 4.34m)  
(maximum measurement). With a quarry tile floor, sash window, open beam ceiling, natural stone walls, brick feature wall, fitted bookshelves, pine tongue and groove clad walls, Velux window, ceiling light, wall light, 7 downlighters, ample power points, radiator, doors to Inner Hall and:-

## Kitchen



16'0" x 11'0" (4.88m x 3.35m)  
With a vinyl non-slip floor covering, single drainer double bowl Stainless Steel sink unit, Stainless Steel Wash Hand Basin with hot and cold, striplight, part tile surround, Stainless Steel Cooker Hood (externally vented) along the full length of one wall with 2 concealed electric lights, uPVC double glazed window to rear, plumbing for dishwasher, full range of Kitchen appliances and Kitchen

equipment (Inventory available upon request), ample power points, fridge freezer recess and door to Rear Hall.

## Inner Hall (Accessed from Public Bar)

With quarry tile floor, ceiling light, opening to Bar Served, radiator, emergency light, 2 power points, uPVC double glazed door to exterior, electricity consumer unit, coat hooks doors to Restaurant/Dining Room and:-

## Rear Hall

With a ceramic tile floor, 3 ceiling lights, emergency light, shelving, uPVC double glazed emergency door to rear Garden, door to Kitchen and doors to Office, Gents W.C.'s, Disabled W.C.'s and:-

## Ladies W.C.'s



With Wash Hand Basin, ceramic tile floor, radiator, 2 ceiling lights, uPVC double glazed window, emergency light, Xpelair air extractor, shelf and 2 Cubicles with W.C.'s.

## Disabled W.C.



With ceramic tile floor, radiator, uPVC double glazed window, suite of Wash Hand Basin and WC, shelving, extractor fan and emergency light.



## Gents W.C.'s



With ceramic tile floor, 3 Urinals, uPVC double glazed window, ceiling light, extractor fan, radiator, emergency light and a cubicle with W.C.

## Office

9'0" x 8'3" (2.74m x 2.51m)

With ceramic tile floor, 2 uPVC double glazed windows, striplight, shelving, telephone point and 8 power points

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

## FIRST FLOOR

### Landing



With fitted carpet, ceiling light, 2 built in cupboards, telephone point and a Walk in Storage Area/Cupboard with fitted carpet.

## Bathroom



With suite of Bath, Wash Hand Basin and WC, Velux window, double panelled radiator, sloping ceiling, shaver light/point, shelving, part tile surround, Triton Rapide Electric Shower over Bath and a shower curtain and rail.

## Sitting Room



14'0" x 13'0" (4.27m x 3.96m)

With fitted carpet, double panelled radiator, ceiling light/fan, sash window, access to insulated Loft, TV aerial cable, 8 power points, wiring for SKY TV and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

## Inner Landing

With fitted carpet, ceiling light, door to Cottage and door to:-

## Bedroom 1



12'9" x 10'0" (3.89m x 3.05m)

With fitted carpet, sash window, ceiling light/fan, radiator and 2 power points.

### EXTERNALLY

To the fore of the Public House is a tarmacadamed hardstanding which allows for external tables and seating.

On the opposite side of the Main A487 road is a tarmacadamed Car Park which has a frontage of approximately 120' onto the Main A487 Road and a maximum depth of 115'.

Directly to the rear of The Public House is a concreted patio and pathway which leads to a large Lawned (Beer) Garden with a standing of Conifers on the eastern boundary, Mature Trees and a raised stone faced Shrub Border on the western boundary.

There is also a:-

### Metal Garden Store Shed

9'0" x 8'6" (2.74m x 2.59m)  
approx.

Outside Electric Lights and an Outside Water Tap.

### SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas fired Central Heating. Single Glazed windows to fore and uPVC Double Glazed windows and doors to the rear. Telephone, subject to British Telecom Regulations. Loft Insulation.

### TENURE

Freehold with Vacant Possession upon Completion.

### LET

The Public House has been "Let" for the last 5 years.

### TURNOVER

The Landlords/Vendors are unable to provide Turnover Figures.

### TRADE TIES

The Property is free of Trade Ties.

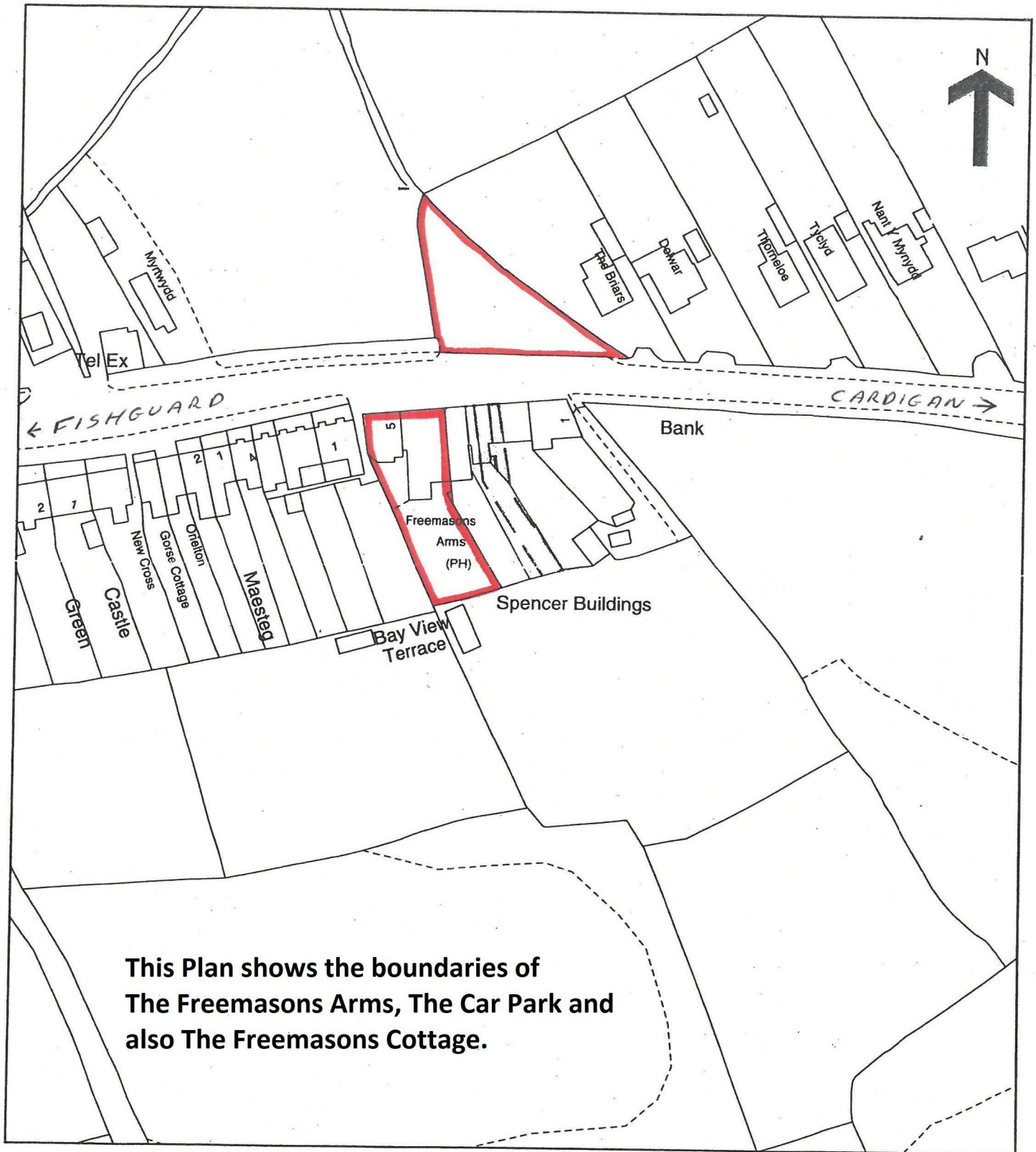
### STOCK

Stock is to be purchased at Valuation upon Completion.

### REMARKS

The Freemasons Arms is a well positioned Freehold Public House which stands alongside the Main A487 Fishguard to Cardigan Road close to the centre of this popular Coastal Village. The Freemasons Arms is a popular and successful Public House/Restaurant which has Proprietors accommodation on the First Floor. In addition, there is a large tarmacadamed Car Park as well as a south facing Beer Garden. The Freemasons Arms is an excellent Going Concern and is available with immediate Vacant Possession. In order to appreciate the qualities and character of the Property and indeed it's convenient location in this popular Coastal Village inspection is essential and strongly advised. Freehold Public Houses on the Pembrokeshire Coastline are few and far between and the opportunity to purchase should not be missed. It is offered "For Sale" with a very attractive Price Guide.

N.B. The adjoining Property known as Freemasons Cottage which has 2 Reception Rooms, a Kitchen/Dining Room, 3 Bedrooms and a Bathroom is available by separate negotiation, if required.



**The Freemasons Arms, Dinas Cross,  
Newport, Pembrokeshire**

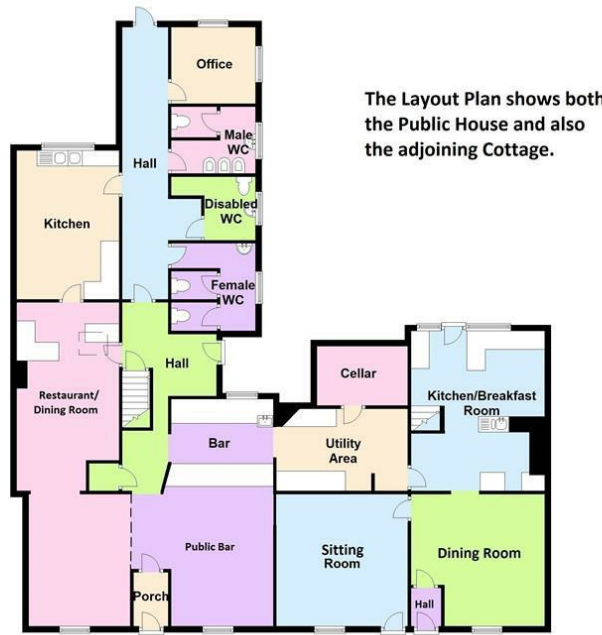
Plan Not to Scale.

**Plan for Identification Purposes Only**

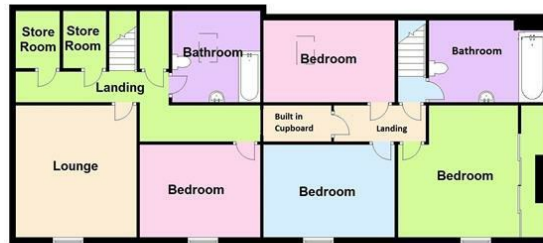


# Floor Plan

Freemasons Arms - Ground Floor



Freemasons Arms - First Floor

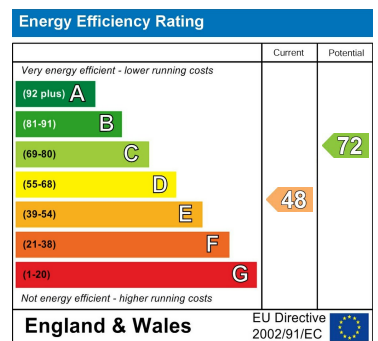


Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.  
Plan produced using The Mobile Agent.

# Area Map



# Energy Efficiency Graph



Council Tax Band - Exempt

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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