



Hafan Deg, Dinas Cross, Newport, Pembrokeshire, SA42 0XB

Price Guide £420,000

Enjoying a prime position within this popular coastal village, this modern home offers a fantastic opportunity to enjoy the lifestyle of coastal and village life. The property has a modern feel with the benefit of off road parking and a separate detached garage. The property offers a fantastic ground floor area with living room and dining room with conservatory affording south facing rural views, it also has the benefit of a large wood burning stove. The first floor offers 3 great size bedrooms, family bathroom and a fully converted second floor. Externally, the property enjoys an established garden with raised beds and patio area from where views can be enjoyed.

A short walk away is the Pembrokeshire coastpath and local beaches of Pwllgwaelod and Cwm-yr-Eglwys with Newport sands a short drive away.

Overview

Dinas Cross is a popular village which stands on the north Pembrokeshire Coastline between the market town of Fishguard and the coastal town of Newport. Dinas Cross has the benefit of a good general store selling all local produce, 2 public houses, a fish and chip shop, petrol station which also houses the local post office, and recently a fully 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.

Direction

From Fishguard, take the Main A487 Road east for some 4 ½ miles and in the village of Dinas, Hafan Deg is situated on the right hand side some 50 yards or so prior to the Petrol Filling Station/Post Office/Store.

Entrance Hall

laminated Oak effect floor, ceiling light, coat hooks, electricity consumer unit and opening to:

Living Room



16'4" x 11'9" (5.0 x 3.6)

Oak flooring, wood burning stove on slate heath with oak mantle, radiator ample power points, and double glazed window, with staircase to first floor and opening to:

Dining Room



11'9" x 10'2" (3.6 x 3.1)

Oak flooring, double glazed window, ceiling light, ample power points

Kitchen



18'0" x 8'6" (5.5 x 2.6)

Wood effect flooring, a range of floor and wall units, built in electric oven with 4 ring gas hob, ceiling light, ample power points and opening to:

Conservatory



8'2" 7'6" (2.5 2.3)
south facing conservatory with Upvc double glazed windows and door affording rural views.

Utility Room



8'10" 5'6" (2.7 1.7)
Wood effect flooring, plumbing for washing machine, hand wash basin, wall mounted worcester gas boiler for central heating and hot water, door leading to shower and room and to the exterior of property.

Shower Room

8'10" 3'7" (2.7 1.1)
white suite of WC, Wash Hand Basin and a tiled Shower Cubicle with an electric shower, glazed folding shower door, tile splashback, radiator and ceiling light.

First Floor

Landing



With fitted carpet, doors leading to all main room on first floor, radiator and ceiling light

Bedroom 1



13'1" x 11'1" (4.0 x 3.4)
With fitted carpet, double panelled radiator, Double Glazed sash window, ceiling light and 6 power points.

Bedroom 2



11'5" x 10'2" (3.5 x 3.1)
With fitted carpet, Double Glazed sash window with vertical blinds, double panelled radiator and 6 power points

Bedroom 3



10'2" x 8'10" (3.1 x 2.7)
With fitted carpet, double panelled radiator, 4 power points, TV point and a Double Glazed window

Study Area



With fitted carpet, double panelled radiator, Double Glazed window with vertical blinds affording delightful rural views, 4 power points, ceiling light, understairs cupboard and staircase to Second Floor.

Bathroom



9'2" x 5'6" (2.8 x 1.7)
white suite of painted panelled Bath, Wash Hand Basin and WC, part tiled surround, double glazed window, chrome radiator and ceiling light.

Second Floor

Office / Boarded Loft Space



27'2" x 12'1" (8.3 x 3.7)
with fitted carpet, sloping ceiling, 3 Velux windows, 4

downlighters, 8 power points, 2 double panelled radiators and access to undereaves storage space.

Garage



19'6 x 13'6 (5.94m x 4.11m)

cavity concrete block construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Internally and has the benefit of a roller door, electricity consumer unit, 2 upvc Double Glazed windows, uPVC Double Glazed pedestrian door, 2 strip lights, 8 power points and external car EV charger.

Externally

There is a walled forecourt to the property with galvanized wrought Iron railings, paved patio and a concreted (ramped) access suitable for wheelchairs. There is a paved path to one side of the property and to the other is a double gated entrance giving access to a tarmacadamed hard standing which allows for off road car parking and turning space as well as giving access to the Garage. There is a also a good sized paved patio area to the rear together with an enclosed lawned Garden bounded by a fencing

Additional information

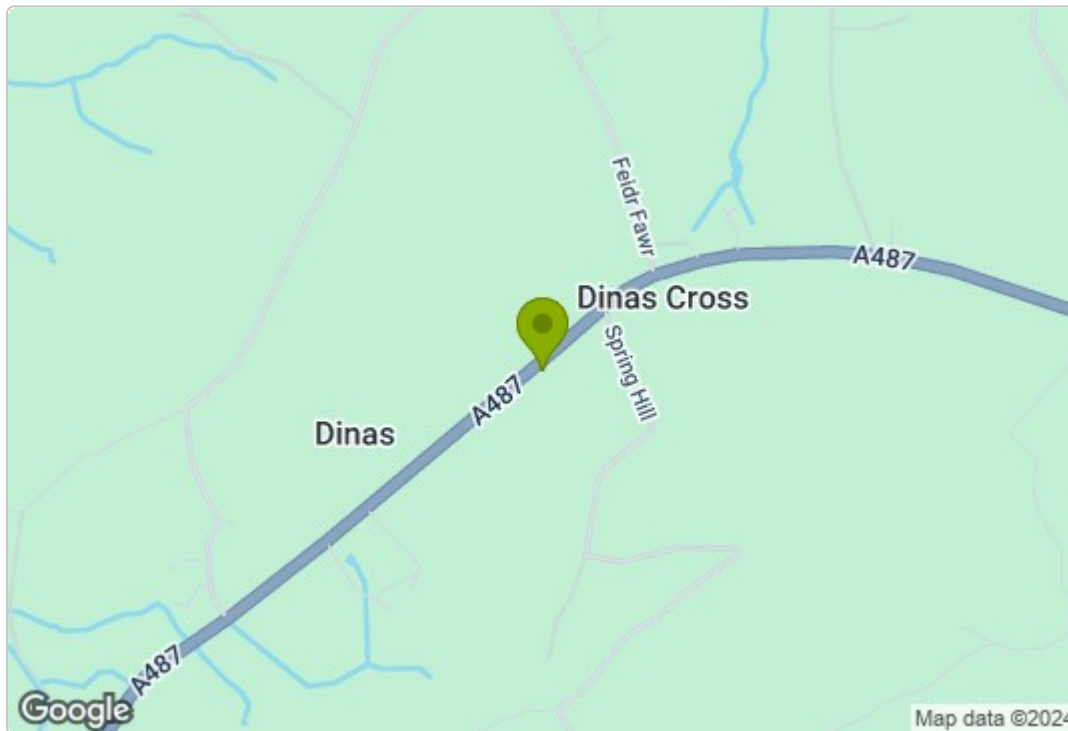
We are advised that the property is Freehold

We are advised that all mains services are connected to the property.

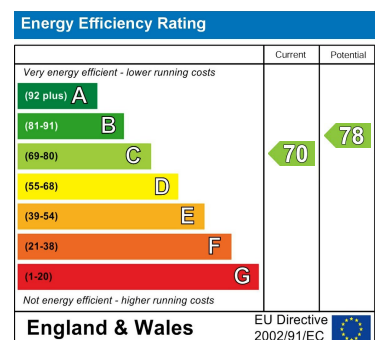
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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