



Dwyfor, 2 Bay View, Dinas Cross, Newport, Pembrokeshire, SA42 0UP

Price Guide £375,000

- * An attractive double fronted Terraced Dwelling House with Loft conversion.
- * Well appointed 2/3 Reception, Kitchen, Utility, 3/4 Bedrooms and 2 Bath/Shower Room accommodation.
- * Gas fired Central Heating, Hardwood painted Double Glazed Windows and Roof Insulation.
- * Walled Forecourt and a good sized rear Lawned Garden with Domestic Outbuildings.
- * Option to purchase an adjoining 0.84 Acre Grassed/Pasture Enclosure with young Fruit Trees and mature Trees as well as further adjoining Land extending to 3.64 Acres in total.
- * Ideally suited for Family, Retirement, Investment, a Gardening enthusiast or for Investment 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 (4.5 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, Petrol Filling Station/Post Office/Store, 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 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.

Dwyfor stands inset off the Main A487 Fishguard to Cardigan Road and is within a 100 yards or so of the centre of the village and the majority of it's amenities.

DIRECTIONS

From Fishguard take the main A487 road east for some 4½ miles and in the centre of the village of Dinas, proceed past the Petrol Filling Station/Store and some 250 yards or so further on, Dwyfor is situated on the right hand side of the road just prior to The Freemasons Arms and the Fish & Chip Shop/Takeaway. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and in the village of Dinas Cross, proceed past the Fish & Chip Shop/Take-Away and The Freemasons Arms and a short distance further along, Dwyfor is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Dwyfor comprises a Terraced 2 storey Dwelling House of mainly solid stone construction with natural stone faced front elevation and rendered and whitened rear elevations under a pitched composition slate roof. Accommodation is as follows:-

Hall



With mosaic tile floor, double panelled radiator, central heating thermostat control, telephone point, coat hooks, ceiling light, 2 power points, staircase to First Floor, electricity meter and consumer unit cupboard and doors to Dining Room and:-

Sitting Room

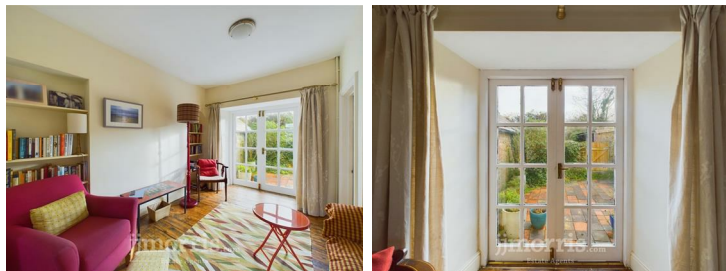


15'1" x 10'9" (4.60m x 3.28m)

With fitted carpet, Marble fireplace with a Pine surround housing a coal effect Gas fire, double glazed bay window, 2

double panelled radiators, TV point, 2 alcoves with shelves, ceiling light, 6 power points and archway to a:-

Snug/Study/Music Room



12'8" x 10'9" (3.86m x 3.28m)
(plus alcove). With Pine floorboards, double panelled radiator, 4 power points, 2 alcoves with shelves, double glazed 8 pane French Doors to rear Patio and door to:-

Understairs Storage Cupboard

Housing a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating), Honeywell central heating timeswitch, coat hooks, downlighter and 2 power points.

Dining Room



14'9" x 10'8" (4.50m x 3.25m)
With a laminate Oak floor, 2 double panelled radiators, double glazed bay window, ceiling light, 4 power points and an opening to:-

Kitchen



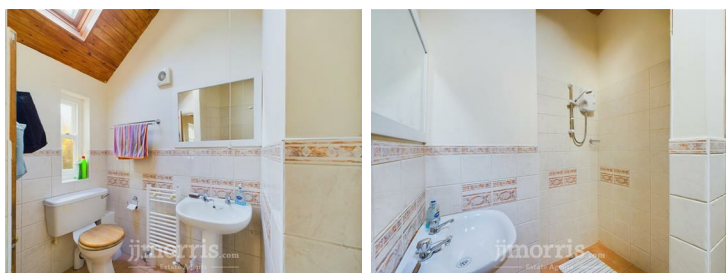
11'6" x 9'10" (3.51m x 3.00m)
With a ceramic tile floor, double panelled radiator, range of fitted floor and wall cupboards, built in Lamona Electric Single Oven/Grill, 4 ring Gas Cooker Hob and Cooker Hood (externally vented), built in Refrigerator and Freezer, built in Dishwasher, cooker box, 5 power points, 4 downlighters, ceiling light, single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, double glazed sash window to rear and a half glazed Stable Door to:-

Utility Room



9'5" x 7'1" (2.87m x 2.16m)
(maximum). With quarry tile floor, double panelled radiator, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, double glazed sash window, Stable Door to a rear Quarry Tiled Patio and Garden, Pine tongue and groove clad ceiling, plumbing for automatic washing machine, part tile surround, 2 power points, range of floor and wall cupboards, wall shelf and door to:-

Wet Room



With half tiled walls, quarry tile floor, white suite of Wash Hand Basin and WC, Triton Electric Shower, Pine tongue and groove clad ceiling, Velux window, towel rail, double panelled radiator, double glazed sash window, heated towel rail/radiator, toilet roll holder and an Addvent extractor fan.

A staircase from the Hall gives access to a:-

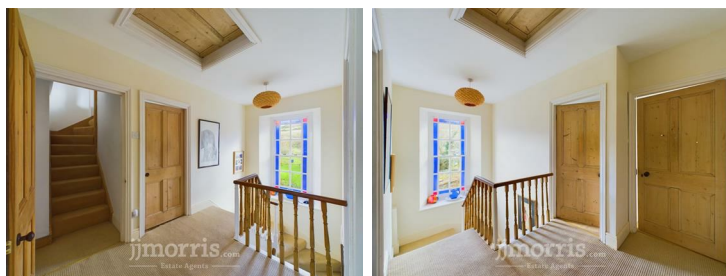
Half Landing



With fitted carpet, double glazed stained glass window overlooking rear Garden and affording views to Dinas Mountain and stairs leading to:-

First Floor

Landing



9'3" x 7'10" (2.82m x 2.39m)

With fitted carpet, 1 power point, ceiling light and door to Inner Landing.

Bathroom



10'8" x 8'2" (3.25m x 2.49m)

With Pine floorboards, white suite of panelled Bath with Shower attachment, Wash Hand Basin and WC, half tiled walls, ceiling light, double glazed sash window with roller

blind, heated towel rail/radiator, ceiling light, toilet roll holder, wall mirror, glass shower screen and an Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder.

Bedroom 1 (front)



16'4" x 10'5" (4.98m x 3.18m)

(maximum). With 2 double glazed sash windows, double panelled radiator, ceiling light, TV point, fitted carpet (concealing Pine floorboards), 6 power points and an Understairs Storage Cupboard.

Bedroom 2



13'4" x 8'10" (4.06m x 2.69m)

With fitted carpet (concealing Pine floorboards), double glazed sash window, ceiling light, double panelled radiator and 4 power points.

Bedroom 3



10'8" x 10'5" (3.25m x 3.18m)

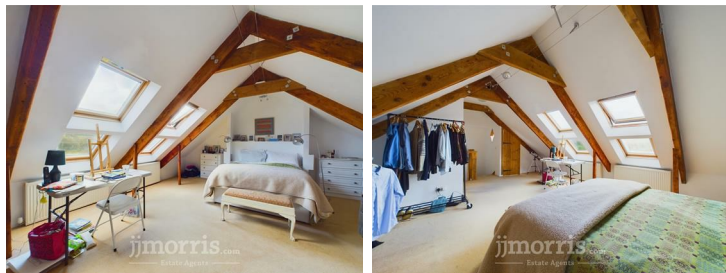
With fitted carpet (concealing Pine floorboards), double glazed sash window (affording views to Dinas Mountain), double panelled radiator, ceiling light, 4 power points and a feature Cast Iron Fireplace with a painted Pine surround.

Inner Landing

With fitted carpet and staircase to:-

Second Floor

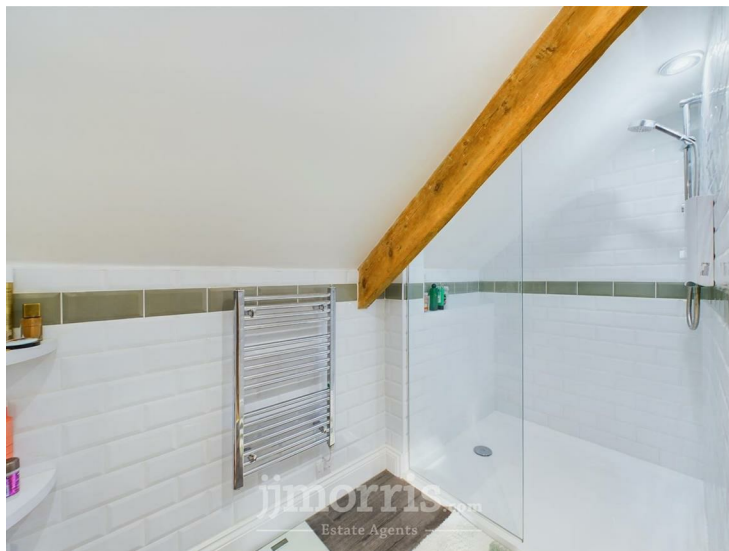
Studio/Loft Room



25'5" x 18'9" (7.75m x 5.72m)

(maximum measurement - currently used by the Vendors as a Bedroom). With fitted carpet, exposed "A" frames, access to an Insulated Loft, 2 double panelled radiators, 4 Velux windows (affording delightful Rural views to Dinas Mountain), 2 ceiling spotlights, ceiling light, 8 power points and door to En Suite WC and an:-

En Suite Shower Room



9'7" x 4'7" (2.92m x 1.40m)

With LVT flooring, fully tiled walls, Shower Cubicle with a glazed shower screen and a Mira Sport Electric Shower, Chrome heated towel rail/radiator, downlighter, wall mirror, extractor fan/downlighter over Shower and 3 corner shelves.

En Suite WC



4'6" x 4'1" (1.37m x 1.24m)

With white suite of Wash Hand Basin and WC, sloping ceiling, LVT flooring, wall mirror and a Velux window.

Externally



There is a wall and rail Forecourt to the Property with Ornamental Stone areas and Flowering Shrubs. To the rear of the Property is a Quarry Tiled Patio and Flowering Shrub Borders and beyond the Rear Pedestrian Access is a good sized Lawned Garden with Flowering Shrubs and an Apple Tree.



In addition, there is a:-

Former Ty Bach/Tool Shed

and a:-

Garden Store Shed

11'9" x 8'8" (3.58m x 2.64m)

Of stone construction with a corrugated iron roof.

There is also an Outside Water Tap and 2 Outside Electric Lights.

Adjoining the Garden at the rear and available by Separate Negotiation is:-

Field O.S. No. 3584



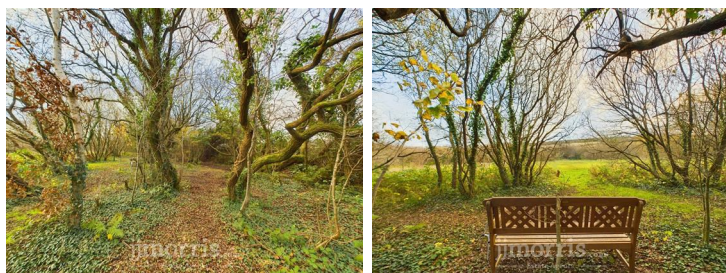
Which extends to 0.84 Acres or thereabouts. It is all down to permanent Pasture and has numerous Fruit Trees including Apple, Pear and Plum as well as other Young Native Trees including Cherry, Alder, Willow and Horse Chestnut. This Enclosures benefits from an Agricultural Access Right of Way through the adjoining Paddock to the east i.e. O.S. No. 4285 which accesses out onto the Main A487 Road adjacent to 1 Spencer Buildings at or around point "Y" on the Plan.

The boundaries of the Property to include Field O.S. No. 3584 are edged in blue on the attached Plan to the Scale of 1/2500.

PRICE GUIDE £15,000.

Also available by Separate Negotiation is:-

Field O.S. No. 3777



Which extends to 2.80 Acres or thereabouts. It comprises a Rough Grazing/Pasture Enclosure which has it's own

Agricultural Access Right of Way off the Main A487 Road adjacent to Sydney Terrace at or around point "A" on the Plan and as far as point "B" on the same Plan. The boundaries of this enclosure are edged in green on the attached Plan to the Scale of 1/2500.

PRICE GUIDE £35,000

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazed Windows and Double Glazed Velux Skylight Windows. Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Dwyfor enjoys the benefit of a Pedestrian Access Right of Way to the rear Garden and Patio over a Pathway to the rear of Rosewall, 1 Bay View which accesses onto the Main A487 Road at or around point "X" on the Plan.

REMARKS

Dwyfor is a spacious, well appointed Character 3 storey Terraced Dwelling House which stands in a convenient location in this popular Coastal Village and being ideally suited for Family, Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout and benefits from Double Glazed Windows and Doors, Gas fired Central Heating and Roof/Loft Insulation. In addition, it has a Wall Forecourt, Quarry Tile Patio and a sizeable rear Lawned Garden. Available by separate negotiation is a 0.84 Acre Pasture Enclosure with a variety of Young Fruit and Native Trees. The purchaser of the Property will also have an option to purchase further Land up to a maximum of 3.64 Acres in total. The optional Land is edged blue and green on the attached Plan. Rarely do Village Properties with Land appear on the "Open Market" and early inspection is strongly advised.

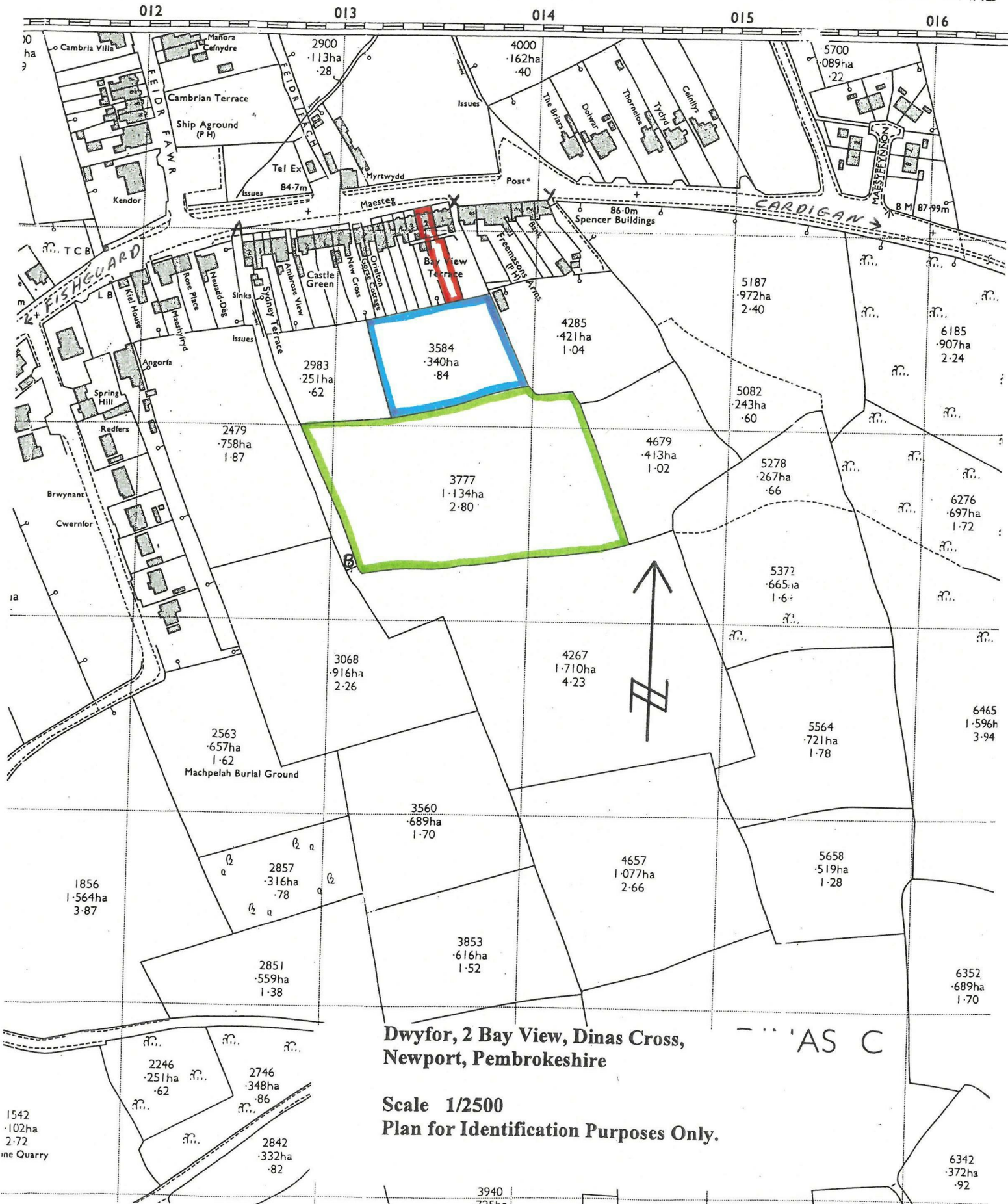




HEIGHTS IN METRES

CEMAES No 1 ED

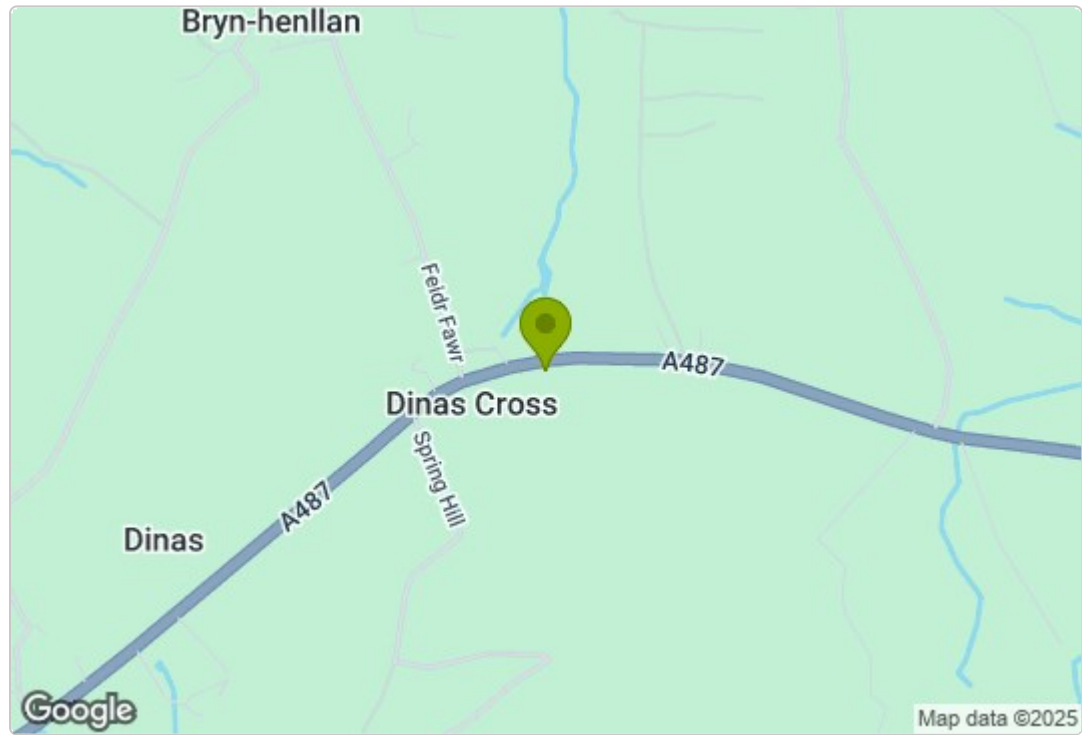
No 13 WARD



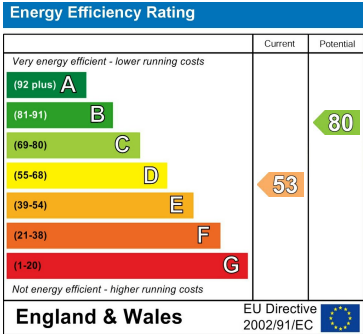
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.