

2 Ashgrove, Dinas Cross, Newport, Pembrokeshire, SA42 0XQ

Price Guide £335,000

- *An attractive Double Fronted Semi Detached 3 storey Victorian residence.
- *Well appointed 3 Reception, Kitchen/Breakfast, 5 Bedrooms and 2 Bath/Shower Room accommodation.
- *All Mains Services. Partial uPVC Double Glazing, Gas Central Heating and Roof Insulation.
- *Wall and Rail forecourt and a reasonable sized Private Lawned Garden with Ornamental Stone Areas.
- *Spacious (stone built) Garden Shed/Workshop 19'0" x 7'0" approx and a former Outside WC.
- *Ideally suited for Family, early Retirement, Investment or Letting purposes.
- *Inspection essential to appreciate the qualities of this exceptional Property. Realistic Price Guide.

Situation

Dinas Cross is a popular Village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4 ½ miles west) and the Coastal and Market Town of Newport (2 ½ miles east).

Dinas Cross has the benefit of a Petrol Filling Station/Post Office/Store, 2 Public Houses, a Fish & Chip Shop Take-Away, Church, 2 Chapels, a Village/Community Hall and a Cafe/Tea Room, an Art Gallery/Tea Room and a Licensed Restaurant at Pwllgwaelod.

The well-known Coastal Town of Newport is within a short drive and has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, a Library, Art Galleries a Community/Memorial Hall, Repair Garage, a Health Centre and a Dental Surgery.

The other well-known Market Town of Fishguard is also close by 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, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is some 19 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of facilities and amenities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at Pwllgwaelod is within 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 designated an area of Outstanding Natural Beauty and protected accordingly.

2 Ashgrove stands in a convenient location in this popular Coastal Village and stands inset off the Main A487 Fishguard to Cardigan road.

Directions

From Fishguard, take the Main A487 road east for some 4 miles and in the village of Dinas Cross proceed past the Tennis Court and a 100 yards or so further on, 2 Ashgrove is situated on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Cardigan, take the Main A487 road south west for some 13 miles passing the Petrol Filling Station/Post Office/Store on your left and some 600 yards or so further on 2 Ashgrove is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Description

2 Ashgrove comprises a Semi Detached 3 storey Dwelling House of solid stone construction with dressed stone faced front elevation and natural stone faced rear elevation under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Hall

17'2" x 6'10" maximum (5.23m x 2.08m maximum)
With pine floorboards, attractive cornice, ceiling rose, ceiling light, double panelled radiator, electricity meter and consumer unit, telephone point, mains smoke detector, Altech central heating thermostat control, coat hooks, 2 power points, staircase to First Floor and doors to Reception Rooms, Kitchen and:-

Understairs Utility/Cellar Store

With wall light, plumbing for automatic washing machine and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Sitting Room

13'9" x 11'11" (4.19m x 3.63m)
With pine floorboards, uPVC double glazed bay window (affording a Sea view), slate cast iron and tile open fireplace with tiled hearth, 2 alcoves with shelves, designer vertical radiator, picture rail, ceiling light and 6 power points.

Dining Room

15'7" x 11'7" maximum (4.75m x 3.53m maximum)
With pine floorboards, attractive cornice, ceiling light, ceiling rose in the bay, double panelled radiator, uPVC double glazed bay window (affording a Sea view), an attractive marble, cast iron and tile open fireplace with slate hearth and 6 power points.

Television Room/Snug/Office

13'0" x 9'8" maximum (3.96m x 2.95m maximum)
With pine floorboards, single glazed sash window, 2 alcoves with shelves and cupboards below, ceiling light, 4 power points, double panelled radiator and a tiled open fireplace with an Oak surround.

Kitchen/Breakfast Room

11'11" x 10'6" (3.63m x 3.20m)
With a quarry tile floor, range of fitted floor and wall cupboards, inset one and a half bowl silk quartz sink unit with mixer tap, open beam ceiling, 5 ceiling light, single glazed sash window to rear, half glazed door to rear Garden, cooker box, 11 power points, Stoves freestanding cooker range with 2 Ovens, Grill and a 7 ring gas Cooker Hob, built in fridge freezer, Neff built in microwave, built

in Neff dishwasher, Granite worktops and breakfast bar, appliance points, whitened natural stone walls, vertical designer radiator and an alcove with shelves.

A staircase from the Hall gives access to a:-

Half Landing

6'6" x 3'0" (1.98m x 0.91m)

With fitted carpet and an arched (part stained glass) window to rear.

First Floor

Landing

7'4" x 7'2" (2.24m x 2.18m)

With fitted carpet, ceiling light, 2 power points and staircase to Second Floor.

Bedroom 1

13'9" x 11'6" (4.19m x 3.51m)

With pine floorboards, ceiling light, single glazed sash window (affording sea views), robe hooks, cast iron fireplace with pine surround and slate hearth. double panelled radiator and 6 power points.

Study/Bedroom 4

10'1" x 7'1" maximum (3.07m x 2.16m maximum)

With pine floorboards, single glazed sash window (affording sea views), double panelled radiator, ceiling light and 2 power points.

Bedroom 3

12'9" x 12'3" maximum (3.89m x 3.73m maximum)

With pine floorboards, single glazed sash window, cast iron and tile fireplace with a painted pine surround and a slate hearth, double panelled radiator, ceiling light and 4 power points.

Inner Landing

4'8" x 3'6" (1.42m x 1.07m)

With fitted carpet, door to Shower Room and door to:-

Bedroom 2

16'3" x 9'0" (4.95m x 2.74m)

(Plus Bay 5'2" x 3'3") With pine floorboards, uPVC double glazed bay window with wooden blinds (affording sea views), cast iron and tile fireplace with slate hearth, double panelled radiator, attractive cornice, ceiling light and 4 power points.

Shower Room

9'8" x 9'1" (2.95m x 2.77m)

With pine floorboards, white suite of Wash Hand Basin and WC, Glazed and Aquaboard clad Shower Cubicle with a thermostatic shower, attractive cornice, ceiling light, chrome heated towel rail/radiator, single sash window with wooden blinds and a built in cupboard with shelves.

A staircase from the Landing gives access to a:-

Half Landing

6'5" x 2'11" (1.96m x 0.89m)

With fitted carpet and a stained glass arched window at floor level to the rear and stair to:-

Second Floor

Landing

18'0" x 8'2" maximum (5.49m x 2.49m maximum)

With fitted carpet, Velux window over stairwell, ceiling light, 2 power points and a single glazed arched window (affording Coastal Sea views over Fishguard Bay and beyond).

Bedroom 5

21'3" x 12'5" maximum (6.48m x 3.78m maximum)

With pine floorboards, single glazed gable window with wooden blinds, exposed 'A' frames, Velux window, ceiling light, double panelled radiator and 6 power points.

Bathroom

19'0" x 10'0" (5.79m x 3.05m)

With pine floorboards, natural stone wall, Velux window, white suite of freestanding Bath with shower attachment, Wash Hand Basin and WC, Glazed and Aquaboard clad Shower Cubicle with a thermostatic shower, designer radiator/towel rail, exposed 'A' frames and beams, tile splashback and a ceiling light.

Externally

There is a wall and rail forecourt to the Property with ornamental stone areas and to the side is a concreted path which gives pedestrian access to a reasonable sized private rear Lawned Garden with Ornamental Stone Areas. In addition, there is a:-

Store Shed

19'0" x 7'0" (5.79m x 2.13m)

(approximate measurement) Of solid stone construction with a pitched slate roof. Adjoining is a:-

Tool Shed (Former Outside WC)

5'4" x 4'1" approx (1.63m x 1.24m approx)

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Partial uPVC Double Glazing (2 bay windows). Telephone, subject to British Telecom Regulations. Broadband Connection. Roof Insulation.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

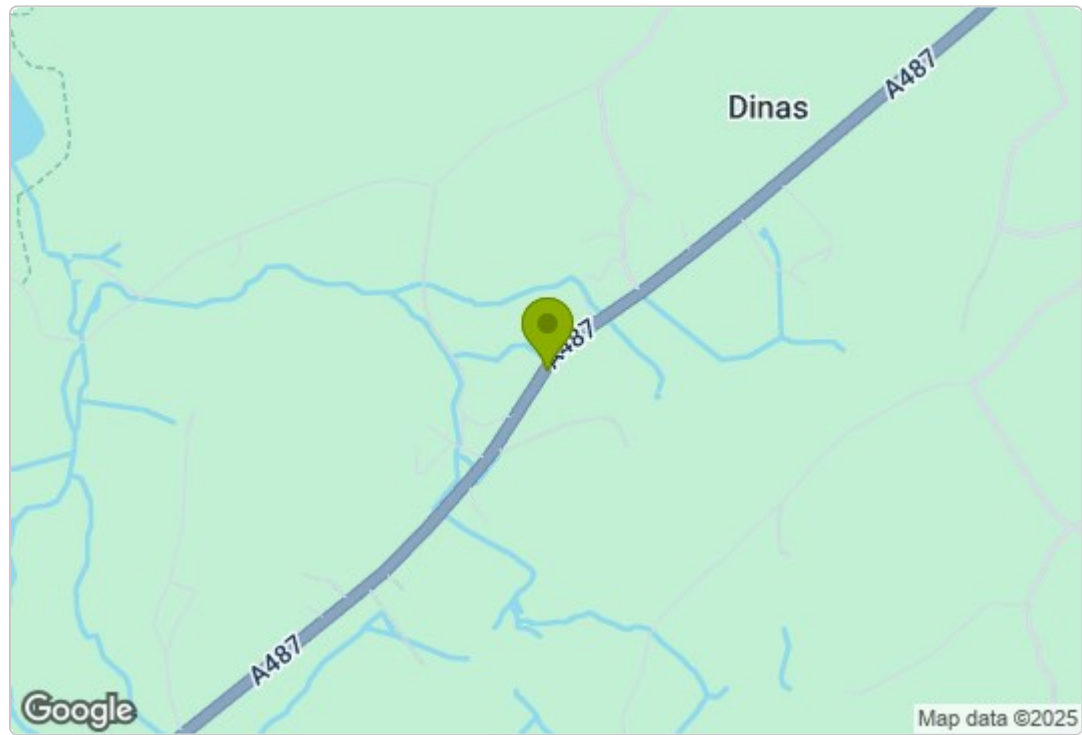
2 Ashgrove is an attractive, well appointed, character Semi Detached 3 storey Victorian residence which stands in a convenient location in this popular coastal village from where Sea Views can be enjoyed over Fishguard Bay to the Harbour and beyond. The Property has many attractive character features including pine floorboards, natural stone walls, exposed 'A' frames, marble, slate and cast iron

fireplaces, attractive cornice and ceiling roses. In addition, is has a wall and rail forecourt together with a reasonable sized private rear Lawned Garden with Ornamental Stone Areas, It is in excellent decorative order throughout and benefits from Gas Central Heating, partial uPVC Double Glazing and Roof Insulation. It is ideally suited for Family, Early Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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