



Hillside, Brynhenllan, Dinas Cross, Newport, Pembrokeshire., SA42 0SE

Price Guide £925,000

- * An exceptional Detached late Victorian 2 storey (former Vicarage) Residence.
- * Well appointed Hall, Sitting Room, Kitchen/Breakfast Room (with an Aga Gas fired 4 Oven Range), Conservatory/Dining Room with Reading/Study area, Side Entrance Hall, Utility Room, Office, Inner Hall and a Separate WC on the Ground Floor whereas the First Floor has a Landing, 4 Bedrooms and 2 Bath/Shower Rooms (One En-Suite).
- * Large Tarmacadamed hardstanding to fore allowing for Off Road Vehicle Parking for 6/7 Vehicles and Turning Space.
- * Delightful Landscaped Gardens with Lawned areas to front and rear including Large Indian Sandstone Paved Patios (affording superb Coastal Sea views over Newport Bay to Morfa Head and over Pwllgwaelod to Fishguard Bay), a Vegetable Garden, Orchard area with Apple and Pear Trees, Flowering Trees, Yuccas and a Fish/Wildlife Pond.
- * Workshop/Store Shed 16'6" x 14'0", Log/Wood Shed, 2 Garden Sheds and a Greenhouse.
- * Ideally suited for Family or early Retirement purposes. Inspection essential to appreciate the qualities and character of this exceptional Property and indeed the Gardens and Grounds and the views.
- * Inspection essential. Realistically Priced. EPC Rating C

SITUATION

Brynhenllan is situated within a half a mile or so of the centre of the village of Dinas Cross and the Main A487 Fishguard to Cardigan Road and is within half a mile or so of the North Pembrokeshire Coastline at Pwllgwaelod, Cwm-yr-Eglwys and Aberbach.

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 Town of Newport (2 ½ miles east).

Dinas Cross has the benefit of 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, an Art Gallery/Tea Room, a Village/Community Hall, a Cafe 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, a Post Office, Tourist Information Centre, 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, a good Bakery, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The well known Market Town of Cardigan is some 13 miles or so 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. There is also a

good Bus Service along the Main A487 road north east to Cardigan and Aberaeron, west to Fishguard and south along the Main A40 to Haverfordwest.

Hillside stands in quiet location within half a mile or of the centre of the village and the majority of it's amenities.

DIRECTIONS

From Fishguard take the Main A487 road east for some 4.5 miles and in the centre of the village of Dinas Cross, proceed past the Petrol Filling Station/Store and a 100 yards or so further on take the turning on the left, signposted to Brynhenllan and Pwllgwaelod. Continue on this road for some 600 yards or so and follow the road to the left. A 100 yards or so further on, bear right in the direction of Pwllgwaelod and A 100 yards or so further on, Hillside is the last Property on the left a short distance past the former Chapel. 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 take the second turning on the right, signposted to Pwllgwaelod and Brynhenllan. Follow directions as above.

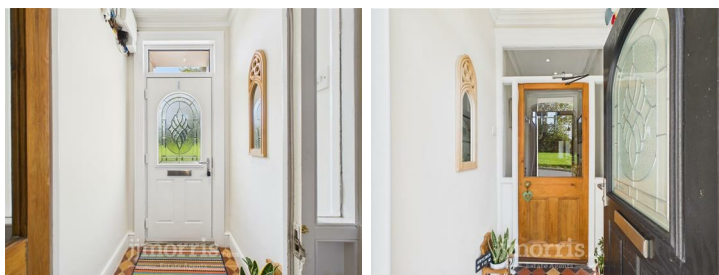
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DESCRIPTION

Hillside is a Detached 2 storey late Victorian Residence (which has been extended, renovated and modernised to an extremely high standard) of predominantly solid stone construction with rendered and coloured elevations and part composite wood effect elevations under a pitched slate roof. Accommodation is as follows:-

Composite Double Glazed (Leaded) Door to:-

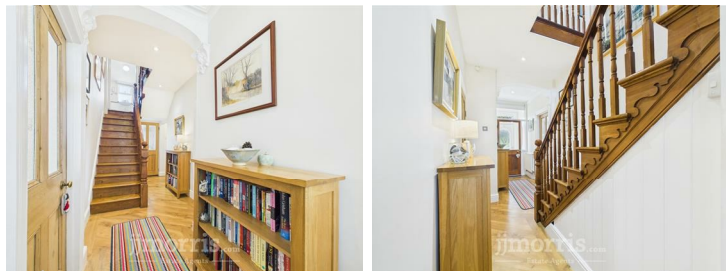
Porch



4'3" x 4'0" (1.30m x 1.22m)

With a quarry tile floor, electricity meter and consumer unit, attractive cornice, a downlighter and a half glazed pine door to:-

Hall



19'6" x 6'3" (5.94m x 1.91m)
(maximum). With a Karndean Oak floor, double panelled radiator, pitched Pine and Pine staircase to First Floor, 1 power point, understairs storage cupboard, half glazed doors to Kitchen/Breakfast Room and Utility Room, opening to Inner Hall and a half glazed door to:-

Sitting Room



21'0" x 12'0" (6.40m x 3.66m)
(maximum). With fitted carpet, uPVC double glazed window, Art Nouveau Cast Iron and Tile fireplace with a quarry tiled hearth housing a Morso Multifuel Stove, attractive cornice, picture rail, 2 ceiling roses with 2 ceiling lights, double panelled radiator, fitted bookshelves along one wall, telephone point and ample power points.

Kitchen/Breakfast Room



24'6" x 12'3" (7.47m x 3.73m)
With a ceramic tile floor, 2 uPVC double glazed windows with wooden blinds, Aga 4 Oven Gas Cooking Range with tiled splashback and concealed lighting, open beam ceiling, 8 downlighters and a ceiling light, range of fitted Floor and Wall cupboards with Granite Worktops and concealed worktop lighting, Belfast sink with mixer tap, Amica freestanding Electric Cooker with 4 ring Hob, Oven and Grill, plumbing for dishwasher, Cooker Hood, ample power points and opening to:-

Conservatory/Dining Room



20'9" x 13'10" (6.32m x 4.22m)
("L" shaped maximum). With uPVC double glazed windows and Patio doors, Porcelain tiled floor with electric underfloor heating, 2 wall lights, 4 power points and an opening to:-

Study/Reading Area



10'0" x 8'0" (3.05m x 2.44m)
(approximate measurement). With 9 power points, Porcelain tiled floor with electric underfloor heating, uPVC double glazed window, Velux window, ceiling light and 2 wall lights and a half glazed door to:-

Side Entrance Hall



10'2" x 8'2" (3.10m x 2.49m)
With Porcelain tile floor with electric underfloor heating, 4 downlighters, coat hooks, 6 power points, uPVC double glazed door to exterior and a stained glass ceiling window giving access to a:-

Boarded Loft

10'0" x 8'0" (3.05m x 2.44m)
(approx).

An opening from the Hall on the Ground Floor gives access to an Inner Hall and a doorway leads to a:-

Utility Room



9'8" x 7'1" (2.95m x 2.16m)

With vinyl floor covering, uPVC double glazed window overlooking rear Garden, range of floor and wall cupboards, double panelled radiator, plumbing for automatic washing machine, 3 power points, appliance points, wall mounted clothes rail, Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating) and a 12 pane glazed door to:-

Office

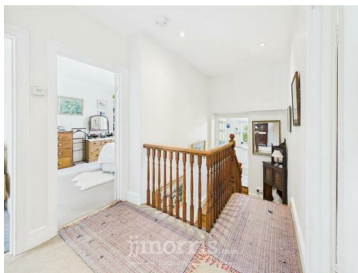


9'8" x 7'5" (2.95m x 2.26m)

With fitted carpet, alcove with shelves, 2 power points, downlighter, uPVC double glazed window and an Aluminium coated double glazed Patio door to a raised Indian Sandstone Paved Patio which affords views over Pwllgwaelod to Fishguard Bay and also views over Newport Bay to Morfa Head.

A staircase from the Hall leads to a:-

Three Quarter Landing



(split level). With Pine floorboards, 2 power points, stairs to First Floor Landing and a half glazed door to:-

Shower Room



9'3" x 7'6" (2.82m x 2.29m)

With ceramic tile floor, uPVC double glazed window with roller blind, ceiling light, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Thermostatic Shower, Aquaboard clad walls, chrome heated towel rail/radiator, chrome wall mounted towel rail/shelf, ceiling light and a shaving mirror.

First Floor

Landing

10'10" x 7'6" (3.30m x 2.29m)

("L" shaped maximum). With fitted carpet, 3 downlighters, Mains Smoke Detector and a central heating thermostat control.

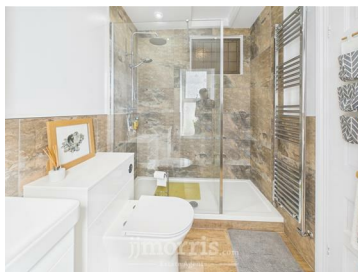
Bedroom 1



12'8" x 10'5" (3.86m x 3.18m)

With fitted carpet, 2 uPVC double glazed windows with wooden blinds, coved ceiling, ceiling light, 4 power points and door to:-

En Suite Shower Room



8'9" x 6'0" (2.67m x 1.83m)

With a laminate wood floor, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower with a thermostatic shower, chrome heated towel rail, illuminated mirror fronted bathroom cabinet, uPVC double glazed window with roller blind, half tiled walls, 3 downlighters, extractor fan/downlighter over Shower, stained glass feature window to Landing and access to an Insulated and part Boarded Loft with electric light.

Bedroom 2



12'5" x 11'10" (3.78m x 3.61m)
(maximum). With fitted carpet, radiator, uPVC double glazed window (affording Sea views) with blinds, coved ceiling, ceiling light and 4 power points.

Bedroom 3



12'9" x 10'8" (3.89m x 3.25m)
With fitted carpet, 2 uPVC double glazed windows with wooden blinds, coved ceiling, 3 ceiling spotlight, double panelled radiator and 6 power points.

Bedroom 4



12'0" x 9'4" (3.66m x 2.84m)
With fitted carpet, fitted wardrobe, uPVC double glazed window, coved ceiling, ceiling light, double panelled radiator and 4 power points.

Externally



Directly to the fore of the Property is a large tarmacadamed Car Parking/Turning area which allows for Off Road Parking for 6/7 Vehicles. Beyond the Parking area at the fore is a good sized, gently sloping Lawned Garden with Mature Trees and Flowering Shrubs. There is also a Slate Chip hardstanding area which would allow for additional Vehicle, Boat or Caravan parking space as well as:-

Wood/Log Shed

To the rear of the Property is a large split level Indian Sandstone Paved Patio with glass screening from where Coastal Sea views can be enjoyed over Newport Bay to Morfa Head as well as Sea views over Pwllgwaelod to Fishguard Bay. In addition, there is a:-

Workshop/Store Shed



16'6" x 14'0" (5.03m x 4.27m)
Of concrete block construction with an Insulated Box Profile Roof. It has 2 uPVC double glazed French Doors for access as well a uPVC double glazed window, 2 LED strip lights, shelving and 6 power points.

Beyond the Paved Patio at the rear is a good sized, gently sloping Lawned Garden with a large Fish/Wildlife Pond together with a Vegetable Plot, an Orchard area with Apple and Pear Trees, Yuccas and Flowering Shrubs. There is also a:-

Greenhouse



8'0" x 6'0" (2.44m x 1.83m)

Garden Tool Shed



6'0" x 4'0" (1.83m x 1.22m)

and a:-

Timber Garden Shed

6'6" x 6'6" (1.98m x 1.98m)

With a felted roof.

Adjacent to the eastern gable end of the Cottage is a Slate Chip area together with Flowering Shrubs. The side and rear gardens are fenced and are child/dog proof. In all, the Property stands in Half of an Acre or thereabouts of established Gardens and Grounds.

There are also 4 Outside Electric Lights, 2 Outside Water Taps and 5 Outside Power Points.

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

SERVICES

Mains Water, Electricity, Gas and Drainage are connected.

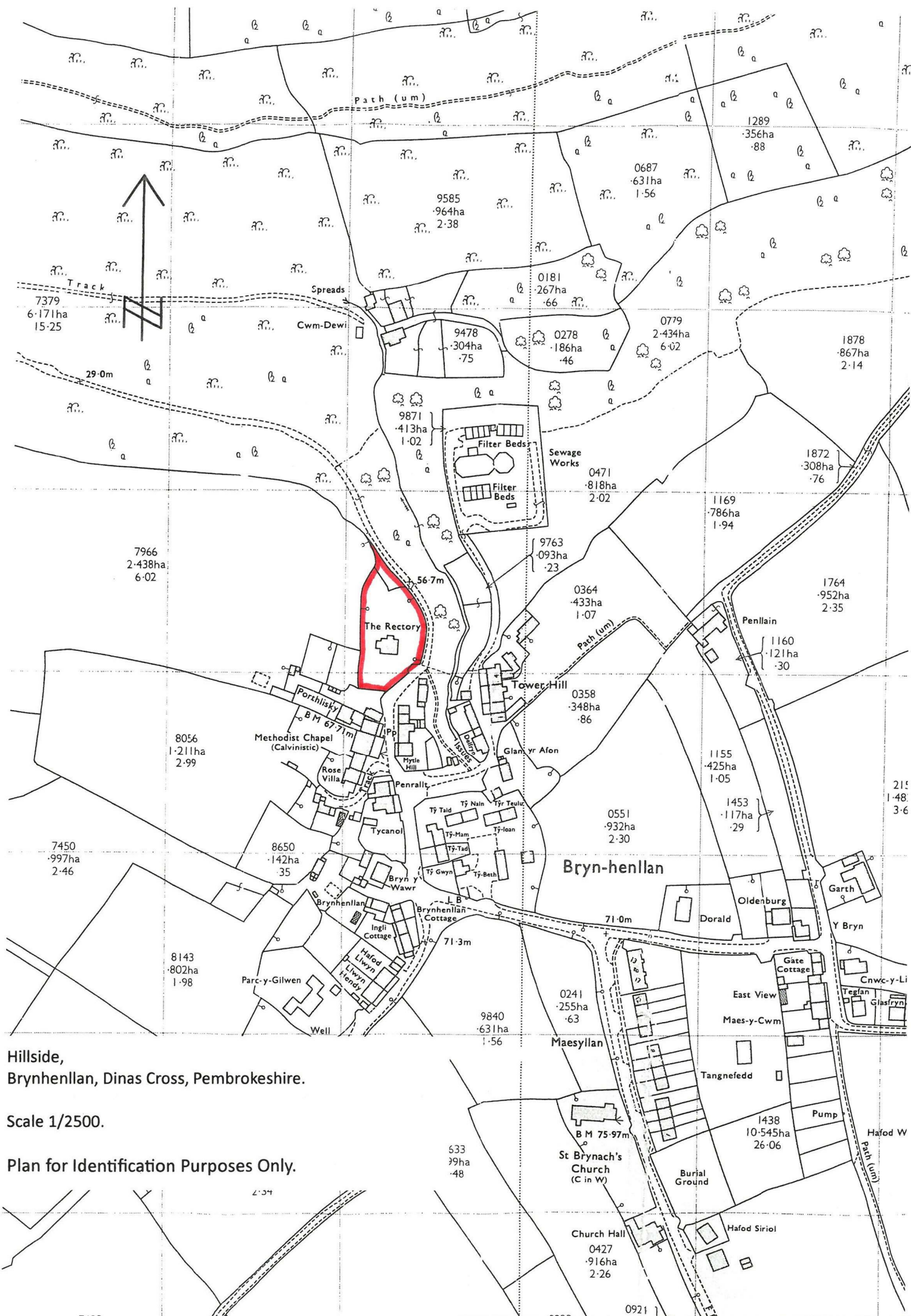
Gas Central Heating. uPVC Double Glazed Windows and Doors throughout (with the exception of the Front Door which is Composite Double Glazed and an Aluminium Coated Double Glazed Patio Door in the Office). Loft Insulated and part Boarded with Electric Light. Telephone, subject to British Telecom Regulations. Broadband Connection. 16 Solar Photovoltaic Panels on south facing roof of main Residence (owned by the vendors).

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Hillside is an exceptional Detached 3/4 Reception, 4 Bedroom and 2 Shower Room Residence which has the benefit of a fitted Kitchen with an Aga 4 Oven Gas fired Range. The Property is in excellent decorative order throughout having been extensively modernised and refurbished in recent years and now benefiting from Gas fired Central Heating, Double Glazing throughout and Loft Insulation. In addition, there is a large tarmacadamed hardstanding to the fore allowing for ample Vehicle Parking and Turning Space together with large established Gardens and Grounds from where Coastal Sea views can be enjoyed over Newport Bay to Morfa Head and over Pwllgwaelod to Fishguard Bay. The Property is ideally suited for Family or early Retirement purposes and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of this exceptional Private Residence, inspection is essential and strongly advised.



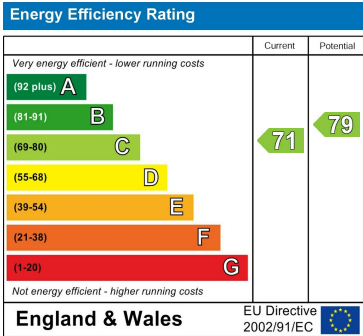
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - G

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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