



Cilglynen, Bwlchmawr, Dinas Cross, Newport, Pembrokeshire, SA42 0XQ

Price Guide £169,950

*An attractive double fronted Terraced 2 storey Dwelling House.

*Comfortable Hall, 2 Reception, Kitchen/Breakfast, Utility, 3 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazing and an Insulated and part Boarded Loft.

*Sizeable rear Lawned Garden with Garden Shed and a Raised Timber Decked Patio with Sea Views.

*Ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating C.

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, Cafe/Tea Room, an Art Gallery/Tea Room and a Licensed Restaurant/Public House 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, Library, a Post Office, 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 Aberbach is within half 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, 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.

Cilglyn stands in an area of the village known as Bwlchmawr and fronts onto the Main A487 Fishguard to Cardigan road. The centre of the village and the majority of its amenities is within a half a mile or so of the Property.

Directions

From Fishguard take the Main A487 road east for some 4 miles or so and in the village of Dinas Cross proceed past

the Tennis Court and some 80 yards or so further on, Cilglyn is situated on the left 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 and in the village of Dinas Cross proceed through the village passing the Petrol Filling Station/Store and half a mile or so further on and upon reaching Bwlchmawr, Cilglyn is situated on the right hand side of the road, some 70 yards or so prior to the Tennis Court. A 'For Sale' board is erected on site.

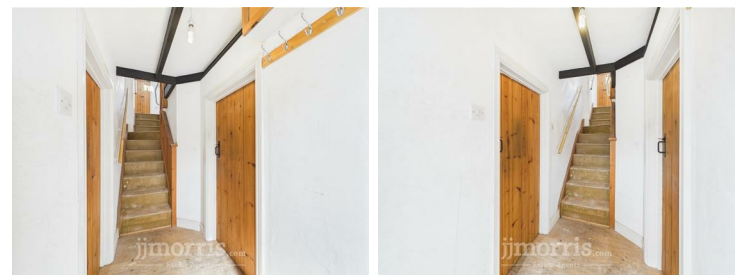
What3Words - ///width.people.held

Description

Cilglyn comprises a Terraced 2 storey Dwelling House of mainly solid stone construction with rendered and coloured front elevations and rendered rear elevations under a predominately pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



8'1" x 4'3" (2.46m x 1.30m)

With pine floorboards, open beam ceiling, ceiling light, mains smoke detector, staircase to First Floor, electricity meter and consumer unit cupboard and doors to Dining Room and:-

Sitting Room



14'2" x 8'9" (4.32m x 2.67m)

With pine floorboards, uPVC double glazed window, double panelled radiator, stone open fireplace with slate hearth and Oak beam, 3 ceiling spotlight, open beam ceiling, TV point, telephone point and 6 power points.

Dining Room



14'1" x 10'7" maximum (4.29m x 3.23m maximum)
With pine floorboards, double panelled radiator, uPVC double glazed window, open beam ceiling, a 3 ceiling spotlight and 2 single ceiling spotlights, fireplace with quarry tile hearth and exposed beam, 2 alcoves, TV point, telephone point, 6 power points, Gas meter cupboard, door to understairs Storage Cupboard and an opening to:-

Kitchen/Breakfast Room



14'3" x 7'3" (4.34m x 2.21m)
With a slate effect laminate floor (concealing quarry tiles), inset single drainer stainless steel sink unit with mixer tap, range of fitted floor and wall cupboards, Bosch built in electric Single Oven/Grill, 4 ring Gas Cooker Hob and Cooker Hood, uPVC double glazed window with roller blind (affording distant Sea Views), uPVC double glazed door to exterior, mains smoke detector, double panelled radiator, 11 power points, alcove with shelves, cooker box, 3 ceiling spotlight, open beam ceiling and door to:-

Utility Room



7'1" x 6'10" (2.16m x 2.08m)
With a laminate slate effect floor (concealing quarry tiles), uPVC double glazed window with roller blind, radiator, plumbing for automatic washing machine, 3 ceiling spotlight, pine wall shelving, 6 power points and an Ideal Logic Combi 30 wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

First Floor

Main Landing



5'10" x 5'1" (1.78m x 1.55m)
('L' shaped maximum) With pine floorboards, radiator, 3 ceiling spotlight, painted pine tongue and groove clad ceiling and access to an Insulated and part Boarded Loft.

Bedroom 1



14'2" x 8'7" (4.32m x 2.62m)
With pine floorboards, feature fireplace, painted pine tongue and groove clad ceiling, built in double wardrobe with electric light and pine doors, 3 ceiling spotlight, uPVC double glazed window, double panelled radiator, TV point and 6 power points.

Bedroom 2



14'3" x 8'1" (4.34m x 2.46m)
With pine floorboards, painted pine tongue and groove clad ceiling, 3 ceiling spotlight, uPVC double glazed window, double panelled radiator, built in double wardrobe with electric light and pine doors, TV point and 6 power points.

Rear Landing



5'3" x 4'6" (1.60m x 1.37m)

With Velux window, 2 power points, ceiling light and a built in Airing Cupboard with pine double doors, radiator and shelves.

Study/Bedroom 3



9'9" x 8'2" (2.97m x 2.49m)

With a window seat/shelf, telephone point, 6 power points, ceiling light and a uPVC double glazed window (affording Coastal Sea Views to Fishguard Bay).

Wet Room



9'0" x 8'0" approx (2.74m x 2.44m approx)

With non slip vinyl floor covering, white suite of WC and Wash Hand Basin, Tiled Shower area with a Mira Advance electric shower, low level glazed shower doors and a shower curtain and rail, uPVC double glazed window (affording Coastal Sea Views to Fishguard Bay), ceiling light and an extractor fan.

Externally



Directly to the rear of the Property is an ornamental stone path which leads to a Lawned Garden within 15 yards or so of the Dwelling House. The Garden is of a good size and is virtually all Lawn and has the benefit of an Apple Tree and a raised Timber Decked Patio from where Sea Views can be enjoyed to Fishguard Bay. There is also a:-

Garden Store Shed



6'0" x 2'6" approx (1.83m x 0.76m approx)
as well as and Outside Light on the rear wall of the Dwelling House.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Insulated and Part Boarded Loft. Telephone, subject to British Telecom Regulations.

Tenure

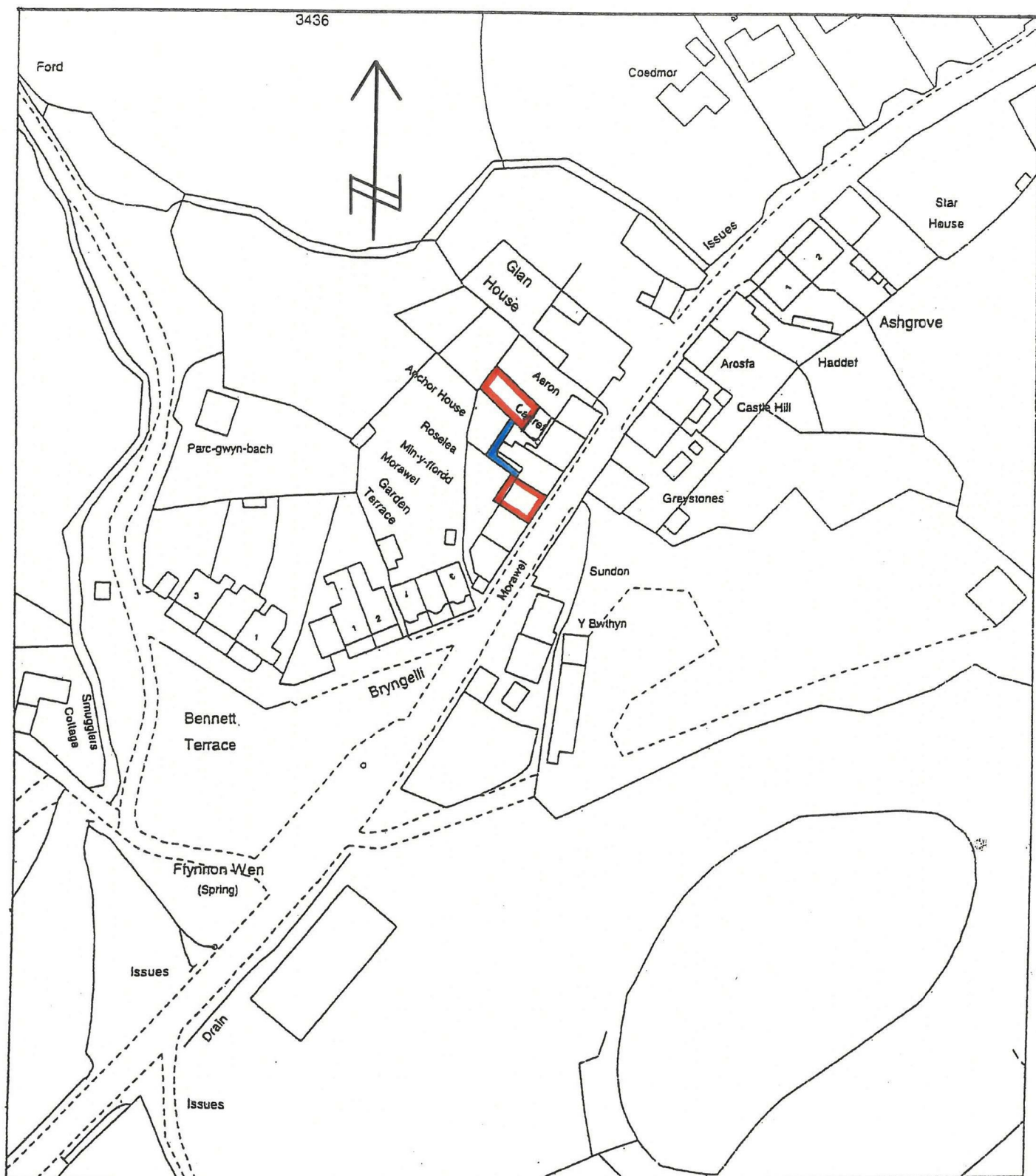
Freehold with Vacant Possession upon Completion.

Rights of Ways

Cilglynyn enjoys the benefit of a Pedestrian access right of ways over the rear path of the adjoining Property (coloured blue on the Plan) in order to gain access to the Lawned Garden. The adjoining Property Min y Ffordd has a Pedestrian Right of Access over the ornamental stone pathway directly to the rear of Cilglynyn for the purpose of gaining access to their garden.

Remarks

Cilglynen is an attractive, double fronted Terraced Dwelling House which stands in this popular Coastal Village (within half a mile or so of the beach at Aberbach) and being ideally suited for First Time Buyers, Family, Retirement or for Letting purposes. The Property benefits from uPVC Double Glazed Windows and Doors, Gas fired Central Heating and an Insulated and Part Boarded Loft. Within 15 yards or so of the Property is a Lawned Garden with a raised Timber Decked Patio from where Coastal Sea Views can be enjoyed. The Property is in need of internal cosmetic improvement and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.



Cilglyn,
Bwlchmawr, Dinas Cross, Pembrokeshire.

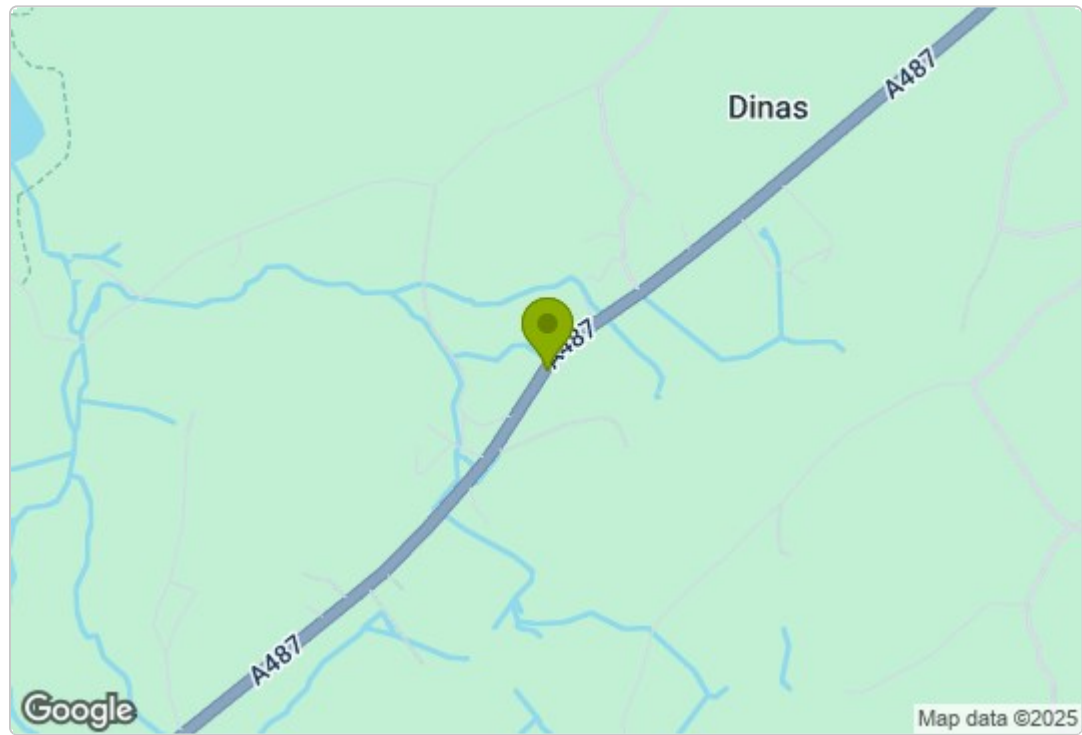
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Plan for Identification Purposes Only.

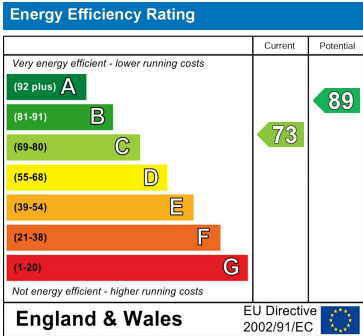
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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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