



Maeshyfyd, Dinas Cross, Newport, Pembrokeshire, SA42 0UX

Price Guide £399,950

- * A substantial Semi Detached double fronted (2 storey) Victorian Residence.
 - * Spacious Hall, 2/3 Reception, Kitchen, 2 Bath/Shower, Sep WC and 4/5 Bedroom accommodation.
 - * Mainly Hardwood Double Glazed. Loft Insulation. Economy 7 Electric Heating and a Rayburn Range.
 - * Wall Forecourt and a sizeable south facing rear former Vegetable Garden.
 - * All Mains Services. Double Garage with Store Shed and WC 32'6" x 19'6" overall with conversion potential (STP).
 - * Walled forecourt and a Large gravelled hardstanding allowing for Parking of 4/5 Vehicles.
 - * Early inspection is strongly recommended. Realistic Price Guide.
- N.B. The Property is owned by a Director of J. J. Morris and his family.

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 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.

Maeshyfyrd stands in the heart of the village with frontage onto the Main A487 Fishguard to Cardigan Road.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 4 ½ miles and in the village of Dinas Cross, proceed past The Petrol Filling Station/Store and a 100 yards or so further on, Maeshyfyrd is situated on the right hand side of the road, prior to the turning on the left for Brynhenllan and Pwllgwaelod. A "For Sale" Board is erected on site.

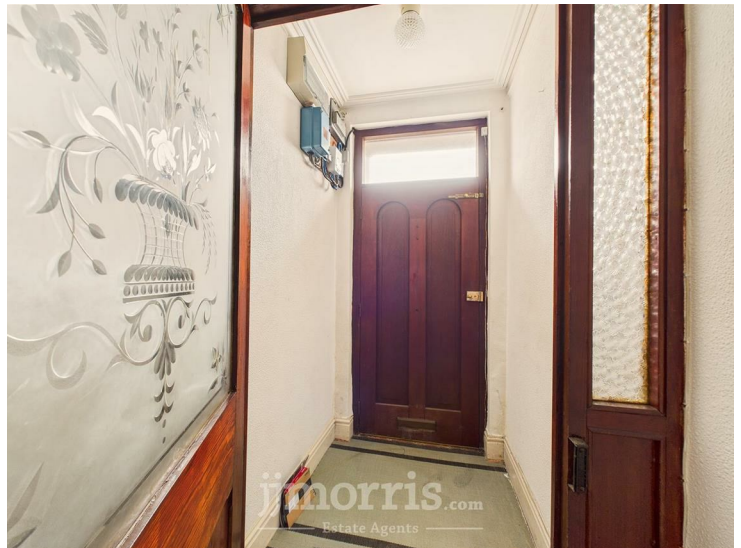
Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and in the village of Dinas Cross, proceed through the village passing the turning on the right for Pwllgwaelod and Brynhenllan and some 10 yards or so further on, Maeshyfyrd is situated on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Maeshyfyrd comprises a Semi Detached 2 storey Victorian Residence of predominantly solid stone construction with part rendered and coloured roughcast elevations and part natural stone faced elevations under a pitched composition slate roof. There is a 2 storey extension at the rear of the Property of cavity concrete block construction with rendered and coloured elevations under a flat felt roof. Accommodation is as follows:-

Hardwood Entrance Door to:-

Porch



5'0" x 4'2" (1.52m x 1.27m)

With carpet underlay, attractive cornice, ceiling light, electricity meter and consumer unit and a half glazed (etched glass) Pitch Pine door to:-

Hall



17'3" x 5'0" (5.26m x 1.52m)
(maximum). With carpet underlay, Dimplex storage heater, attractive cornice, ceiling light, telephone point, staircase to First Floor and doors to Sitting Room, Living Room, Bedroom 4 and:-

Understairs Storage Cupboard

8'1" x 6'10" (2.46m x 2.08m)
With electric light.

Sitting Room



14'0" x 11'9" (4.27m x 3.58m)
(maximum measurement). With fitted carpet, tiled open fireplace, Dimplex storage heater, attractive cornice, 2 alcoves, picture rail, hardwood double glazed sash window, ceiling light, TV point and 4 power points.

Living Room



13'3" x 11'10" (4.04m x 3.61m)
With vinyl floor covering (concealing Quarry Tiles), picture rail, ceiling light, Oil fired Rayburn Range (heating domestic hot water and cooking) with tiled surround, double glazed sash window, built in shoe cupboard with shelves, half glazed door to Kitchen and doors to Hall and:-

Walk in Pantry/Store Room

5'0" x 3'8" (1.52m x 1.12m)
With vinyl floor covering, ceiling light and a hardwood single glazed window.

Kitchen/Breakfast Room



10'0" x 9'9" (3.05m x 2.97m)
(approx). With a Terrazzo tile floor, range of Oak floor and wall cupboards, single drainer stainless steel sink unit with hot and cold, Dimplex storage heater, hardwood double glazed window, part tile surround, 4 ring electric cooker, cooker box, 5 power points, plumbing for automatic washing machine, ceiling light and a hardwood half glazed (9 pane) door leading to the gravelled Patio, Parking area and the rear garden.

Bedroom 4 (formerly a Reception Room)



13'11" x 11'5" (4.24m x 3.48m)
("L" shaped maximum). With fitted carpet, hardwood double glazed sash window, TV point, telephone point, 4 power points, Dimplex storage heater, ceiling light and door to an:-

En Suite Wet Room

6'10" x 5'5" (2.08m x 1.65m)
With non-slip vinyl floor covering, fully tiled walls, ceiling light, Manrose extractor fan, white suite of WC and Wash Hand Basin, Mira Sport Electric Shower, towel rail and toothbrush holder.

A Pine and Mahogany staircase from the Hall gives access to a:-

Half Landing

6'9" x 2'9" (2.06m x 0.84m)
With Pine floorboards, single glazed Gothic (Chapel) window and staircase to:-

First Floor

Landing



12'6" x 4'8" (3.81m x 1.42m)
With Pine floorboards, Dimplex storage heater, ceiling light, 2 power points and doors to Bedrooms and:-

Bathroom



9'11" x 9'8" (3.02m x 2.95m)
With fitted carpet, suite of panelled Bath, Wash Hand Basin and WC, half tiled walls, Dimplex storage heater, shaver light/point, mirror fronted wall cabinet, toilet roll holder, hardwood double glazed window, ceiling light, built in Double Wardrobe with shelf and hanging rail and an Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater and a cold water tank.

Bedroom 1



14'2" x 11'7" (4.32m x 3.53m)
(maximum). With Pine floorboards, hardwood double glazed sash window, Dimplex storage heater, picture rail, ceiling light, pullswitch and 2 power points.

Bedroom 2



14'2" x 11'4" (4.32m x 3.45m)
With Pine floorboards, tiled feature fireplace, hardwood double glazed sash window, picture rail, ceiling light, Dimplex storage heater and 2 power points.

Bedroom 3 (Rear)

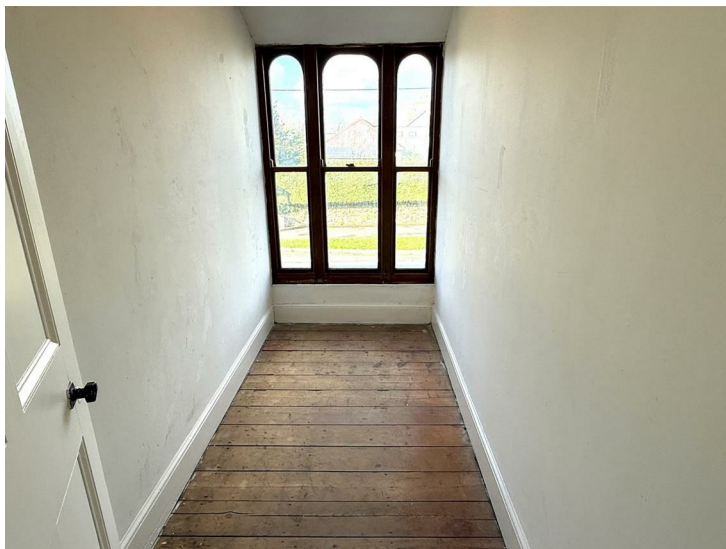


12'11" x 11'10" (3.94m x 3.61m)
With Pine floorboards, 2 single glazed sash windows, picture rail, Dimplex storage heater, ceiling light, 1 power point and door to:-

En Suite Wash Room

4'8" x 3'7" (1.42m x 1.09m)
With Pine floorboards, Pine tongue and groove clad ceiling and walls, white suite of WC and corner Wash Hand Basin, ceiling light, single glazed window and access to an Insulated Loft.

Study/Cot Room/Bedroom 5



10'4" x 4'6" (3.15m x 1.37m)
With Pine floorboards, hardwood double glazed sash window and a ceiling light.

Externally

There is a walled Forecourt to the Property together with a Slate Paved Patio and to the side is a gravelled Drive which gives access to a large gravelled Hardstanding area to the rear which allows for Off Road Parking for 4/5 Vehicles and gives access to the Double Garage. There is also a south facing gravelled Patio area. In addition, there is a:-

Double Garage



25'0" x 17'6" (7.62m x 5.33m)

Of cavity concrete block construction with a corrugated cement fibre roof. It has 2 metal up and over doors, 2 single glazed windows, a Workbench with vice, 2 ceiling lights, 4 power points, a 600 Gallon Oil Tank, access to a Storage Loft (16'0" x 6'0" approx) and a pedestrian door to a:-

Store/Coal/Wood Shed

12'0" x 5'6" (3.66m x 1.68m)

With pedestrian door to exterior, ceiling light and 4 power points.

Within the footprint of the Garage Building and accessed via a Pedestrian Door from the eastern gable end is an:-

Outside WC

5'6" x 5'0" (1.68m x 1.52m)

(approx). With suite of Wash Hand Basin and WC, single glazed window and an electric light.

A pathway adjacent to the eastern gable end of the Garage gives access to a good sized Garden which is approximately 40'0" x 40'0" square. The Garden was formerly utilised for vegetable growing and is due south facing and has recently been cleared, levelled and has been sown with grass seed to provide a lawn.

Outside Electric Light and a Satellite Dish.

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

SERVICES

Mains Water, Electricity and Drainage are connected. Gas available, but not connected to the Property. Economy 7 Electric Heating. Oil fired Rayburn Range (heating domestic hot water and cooking). Mainly Hardwood Double Glazed Windows and 2 Hardwood entrance doors. Loft Insulation. Wiring for Satellite TV.

TENURE

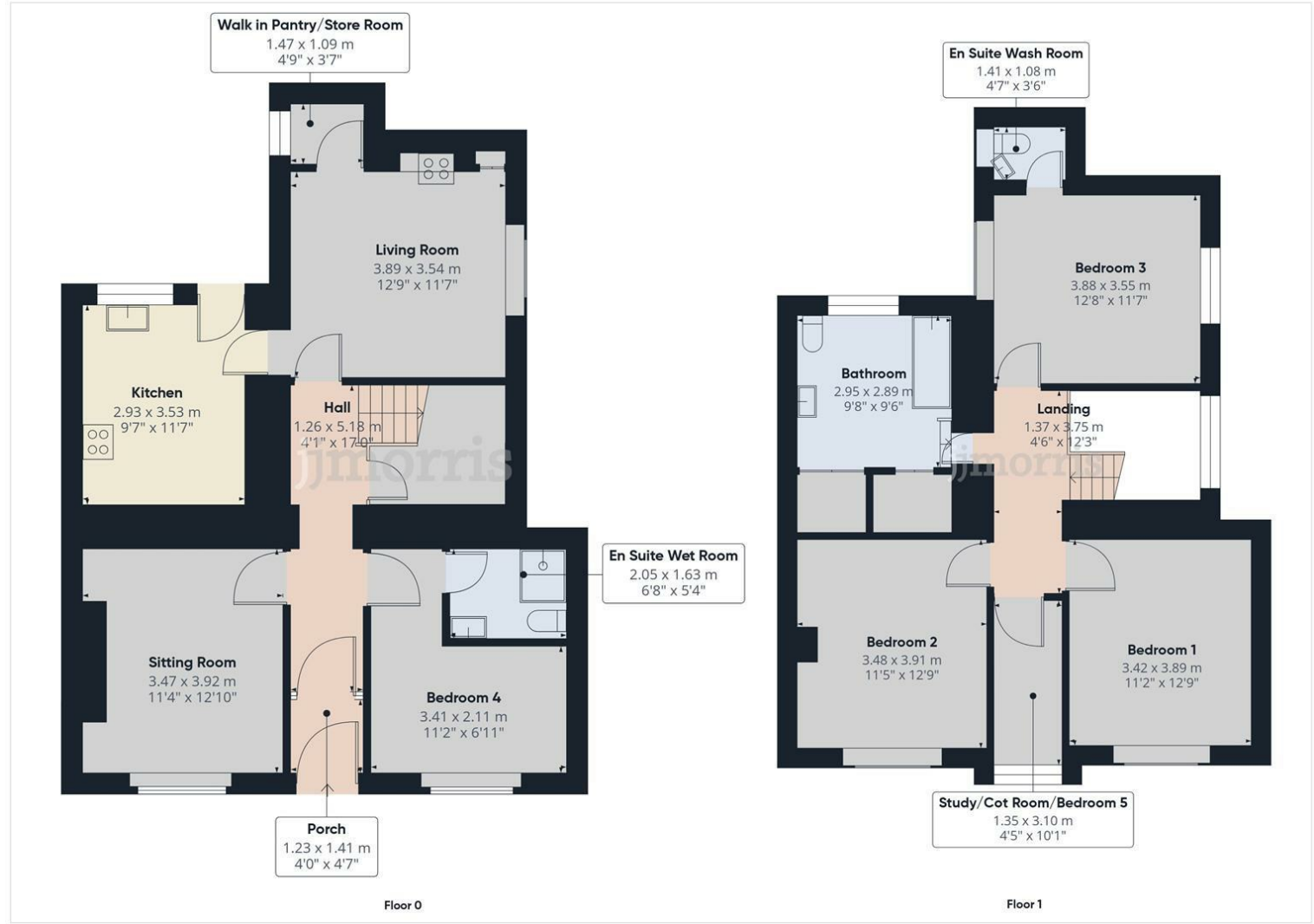
Freehold with Vacant Possession upon Completion.

REMARKS

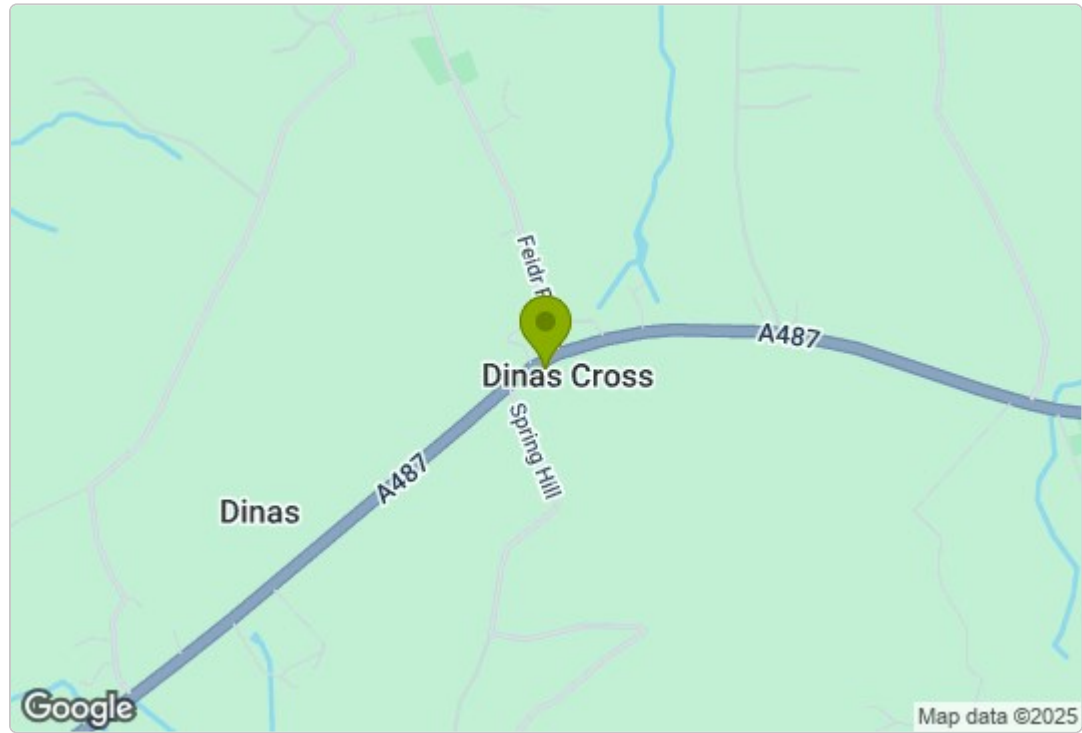
Maeshyfyrd is a substantial 2 storey Semi Detached Victorian Residence which has spacious 2/3 Reception, 4/5 Bedroom (one with an En Suite WC), Kitchen/Breakfast and 2 Bath/Shower Room accommodation benefiting from Economy 7 Electric Heating, a Rayburn Range, an Insulated Loft and in the main Hardwood Double Glazed. In addition, there is Off Road Parking at the rear for 4/5 Vehicles together with a substantial Detached Double Garage which has an approximate overall measurement of 32'6" x 19'6" of cavity concrete block construction with potential for conversion to an Annexe/Cottage or a Studio/Workshop (subject to any necessary Consents). There is also a good sized, south facing rear former Vegetable Garden which has now been levelled and sown with grass seed. It is ideally suited for Family, Retirement, Investment or for Airbnb purposes and is offered "For Sale" with a realistic Price Guide. Early inspection recommended.



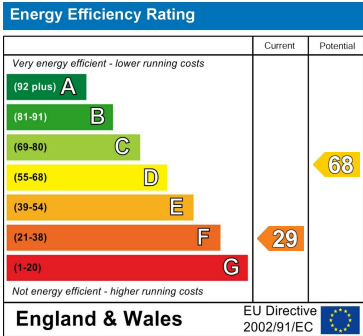
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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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