



Llygad Yr Haul, Dinas Cross, Newport, Pembrokeshire, SA42 0UW

Price Guide £625,000

- * An attractive Detached Modern (1990s) 2 storey Private Residence.
- * Spacious 3/4 Reception, Study, Kitchen/Breakfast, Utility, 4 Bedrooms and 3 Bathroom accommodation.
 - * Gas Central Heating, Double Glazing (uPVC and Hardwood), Cavity Wall and Loft Insulation.
 - * 15 Photovoltaic (electric) Solar Panels and 2 Solar (water) Panels on south facing roof of house.
- * Double Garage and a Detached Garage/Workshop 30' x 17' as well as ample Vehicle Parking and Turning Space.
- * Large Gardens and Grounds extending to Half an Acre, including Lawned areas, Raised Beds and Flowering Shrubs.
 - * Ideally suited as a Family or early Retirement home.
- * 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 (4.5 miles west) and the Coastal Town of Newport (2.5 miles east).

Dinas Cross has the benefit of 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Village/Community Hall, Petrol Filling Station/Post Office/Store, a Cafe, Art Gallery/Tea Room and a Licensed Restaurant at Pwllgwaelod. Llygad yr Haul is situated within 300 yards or so of the centre of the Village and the majority of it's amenities.

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 and Newport 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 Coastal and Market 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, a Tourist Information Centre, Post Office, a 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, a Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Directions

From Fishguard, take the Main A487 Road east for some 4.5 miles and in the village of Dinas Cross, proceed past the turning on the left signposted to Pwllgwaelod and Brynhenllan and some 300 yards or so further on, Llygad yr Haul is the last property on the left, prior to the turning to Dinas Country Club. A "For Sale" Board is erected on site.

Alternatively, from Cardigan take the Main A487 Road south west for some 13 miles and on entering the village of Dinas Cross, proceed past the turning for Dinas Country Club and some 20 yards or so further on, Llygad yr Haul is situated on the right hand side of the road and is adjacent to the right hand turning to Dinas Country Club. A "For Sale" Board is erected on site.

Description

Llygad yr Haul comprises a Detached 2 storey residence of cavity concrete block construction with part stone faced

and mainly rendered and whitened roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Double Glazed Entrance Door to :-

Porch



6'6" x 4'3" (1.98m x 1.30m)

With quarry tile floor, double glazed window, ceiling light and a half glazed door to :-

Hall



16'0" x 7'0" (4.88m x 2.13m)

(maximum). With fitted carpet, double panelled radiator, staircase to First Floor, coved ceiling, downlighter, understairs cloaks cupboard with hanging rail, coat hooks and a wall light.

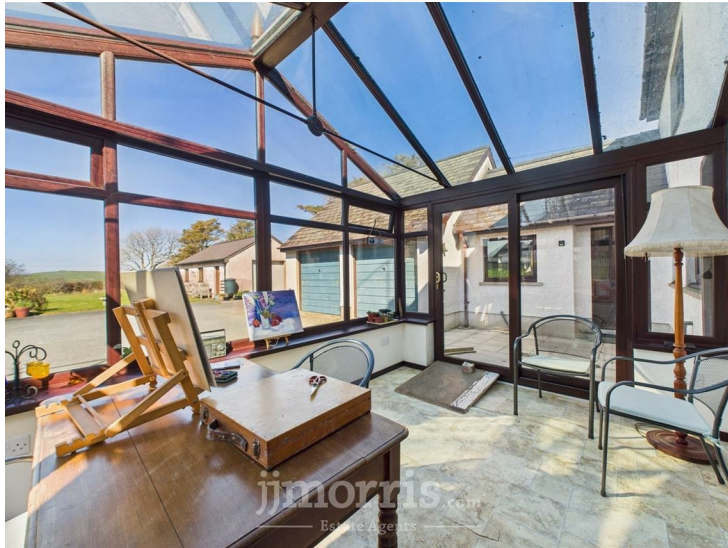
Sitting Room



20'9" x 13'6" (6.32m x 4.11m)

With fitted carpet, stone fireplace with a slate hearth housing a coal effect gas fire, 2 display alcoves, 2 uPVC double glazed windows, 3 wall lights and a ceiling spotlight, open beam ceiling, double panelled radiator, TV point, 2 lamp points, 9 power points, fitted TV shelf with video recess and uPVC double glazed doors to :-

Conservatory



12'9" x 9'0" (3.89m x 2.74m)

Being uPVC double glazed with vinyl floor covering, 6 power points and a uPVC double glazed patio door to a ramped access leading to the rear Garden.

A 15 pane glazed door from the Hall gives access to the :-

Dining Room



11'3" x 11'3" (3.43m x 3.43m)

With fitted carpet, 2 uPVC double glazed windows (affording delightful rural views), double panelled radiator, open beam ceiling, TV point and 4 power points.

Kitchen/Breakfast Room



19'6" x 12'11" (5.94m x 3.94m)

With ceramic tile floor, double panelled radiator, range of fitted Oak floor and wall cupboards, inset single drainer, one and a half bowl porcelain sink with mixer tap, Whirlpool 4 ring Gas Hob, Samsung built-in electric single Oven/Grill, Cooker Hood (externally vented), part tile surround, concealed worktop lighting, fitted Oak dresser unit, Dimplex wall mounted convector heater, TV point, telephone point, ample power points, plumbing for a Dishwasher, built-in refrigerator, 2 uPVC double glazed windows with roller blinds, 4 downlighters, rise and fall dining light and door to :-

Rear Hall

9'0" x 6'0" (2.74m x 1.83m)

With ceramic tile floor, half glazed (9 pane) hardwood door to rear Garden, double panelled radiator, coat hooks, 1 power point, coved ceiling and doors to Utility Room, Separate WC and :-

Study



10'3" x 6'6" (3.12m x 1.98m)

(maximum). With fitted carpet, hardwood double glazed window, ceiling light, electricity meter and consumer unit, wall shelves, 2 power points, a Boiler Cupboard housing a freestanding Ideal Mexico Gas Boiler (heating domestic hot water and firing central heating) together with a central heating time switch.

Separate WC



7'10" x 3'" (2.39m x 0.91m)

With ceramic tile floor, hardwood double glazed window with roller blind, suite of Wash Hand Basin and WC, toilet roll holder, coved ceiling, ceiling light, tile splashback, wall mirror, towel rail and a radiator.

Utility Room

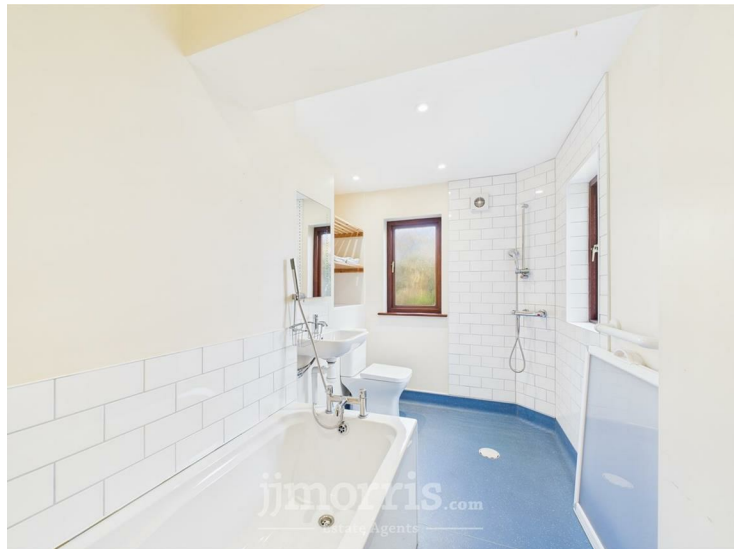


13'0" x 7'9" (3.96m x 2.36m)

With ceramic tile floor, uPVC double glazed window, strip light, floor and wall cupboards, coved ceiling, plumbing for automatic washing machine, part tile surround, double panelled radiator, tumble dryer vent, 4 power points and a pedestrian door to a Double Garage.

A door from the Hall gives access to a :-

Bath/Wet Room



11'0" x 6'6" (3.35m x 1.98m)

(maximum). With non-slip vinyl floor covering, white suite of panelled Bath with shower attachment, Wash Hand Basin, WC, Shower area with a thermostatic shower and low level glazed shower doors, 2 hardwood double glazed windows, vertical designer towel rail/radiator, 5 downlighters, part tile surround, Manrose extractor fan, illuminated wall mirror with shaver point, alcove with shelves and a fitted ceiling Bath Hoist.

FIRST FLOOR

Landing



19'7" x 12'9" (5.97m x 3.89m)

('L' shaped maximum).

With fitted carpet, dado rail, Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater, 2 ceiling lights, mains smoke detector, double panelled radiator and 2 power points.

Bathroom



7'9" x 6'5" (2.36m x 1.96m)

With suite of panelled Bath with shower attachment, Wash Hand Basin and WC, hardwood double glazed window, double panelled radiator, half tiled walls, 2 downlighters, extractor fan, toilet roll holder, towel ring, shaver point, bathroom cabinet and access to an Insulated Loft.

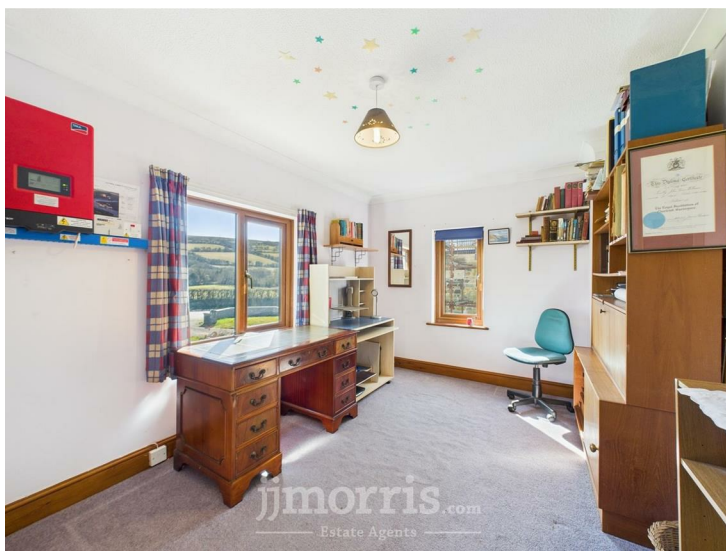
Bedroom 2



11'3" x 11'2" (3.43m x 3.40m)

With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, coved ceiling, built-in double wardrobe, ceiling light, TV point and 6 power points.

Bedroom 4



13'4" x 9'2" (4.06m x 2.79m)

With fitted carpet, 2 uPVC double glazed windows (One with roller blind), ceiling light, telephone point, TV point, wall shelves, Photovoltaic Inverter, coved ceiling and a built-in double wardrobe.

Bedroom 3



15'0" x 10'5" (4.57m x 3.18m)

With fitted carpet, coved ceiling, 2 uPVC double glazed windows, built-in double wardrobe, ceiling light, TV point, 4 power points, double panelled radiator and a fitted dressing table with of drawers along one wall.

Bedroom 1



13'0" x 13'0" (3.96m x 3.96m)

With fitted carpet, open beam ceiling, double panelled radiator, ceiling light, downlighter, coved ceiling, built-in double wardrobe, TV point, power points and door to :-

En-Suite Bathroom



9'2" x 6'6" (2.79m x 1.98m)

With fitted carpet, double paneled radiator, hardwood

double glazed window, half tiled walls, suite of panelled Bath, Wash Hand Basin and WC, towel rail. shaving mirror, glass shelf, toilet roll holder, toothbrush holder, extractor fan, wall mirror and 2 downlighters.

Adjoining the Property at the rear with a pedestrian door access from the Utility Room is a :-

Double Garage



19'9" x 19'6" (6.02m x 5.94m)

Of cavity concrete block construction with rendered and whitened roughcast elevations under a pitched composition slate roof. It has 2 metal up and over doors (One electrically operated), wall cupboards and wall shelves, a single glazed window, 2 strip lights, 4 power points and access to a Boarded Storage Loft with reduced headroom.

Externally



Within close proximity of the Double Garage at the rear is a :-

Garage/Workshop



13'3" x 17'0" (4.04m x 5.18m)

Of cavity concrete block construction with rendered and whitened roughcast elevations under a pitch composition slate roof. It has a metal roller door, a pedestrian door, 2 single glazed windows, 3 strip lights, an electricity consumer unit and 12 power points.

A Chipping and Tarmacadam Drive leads into the Property and the Garages at the rear and allows for ample Vehicle Parking and Turning Space. Directly to the fore of the Property is a Concrete Patio and beyond is a good sized Lawned Garden with Flowering Shrubs and Mature Trees which is bounded by a rendered wall at the fore. There is a concrete and paved path surround to three sides of the Property and at the rear is a concreted Patio. Beyond the Garage and Parking area is a large Lawned Garden with flowering Shrubs, a Fish Pond, raised Vegetable Beds, a Fruit Cage, an Orchard Area, Young Trees, a Fig Tree and a Grape Vine. There is also an:-

Aluminium Greenhouse

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

Outside Water Tap and an Outside Electric Light.

In all the Property stands in approximately Half an Acre or thereabouts of Gardens and Grounds. The boundaries of the Property are edged in red on a copy of a 1970's Ordnance Survey Plan to the Scale of 1/2500. N.B. This Plan does not show the position of the House and Garages on it.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC and Hardwood Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. 2 Solar Water Panels and 15 Photovoltaic (Electric) Panels on south facing roof of Main House. Telephone, subject to British Telecom regulations. Broadband connected. Wiring for Satellite TV.

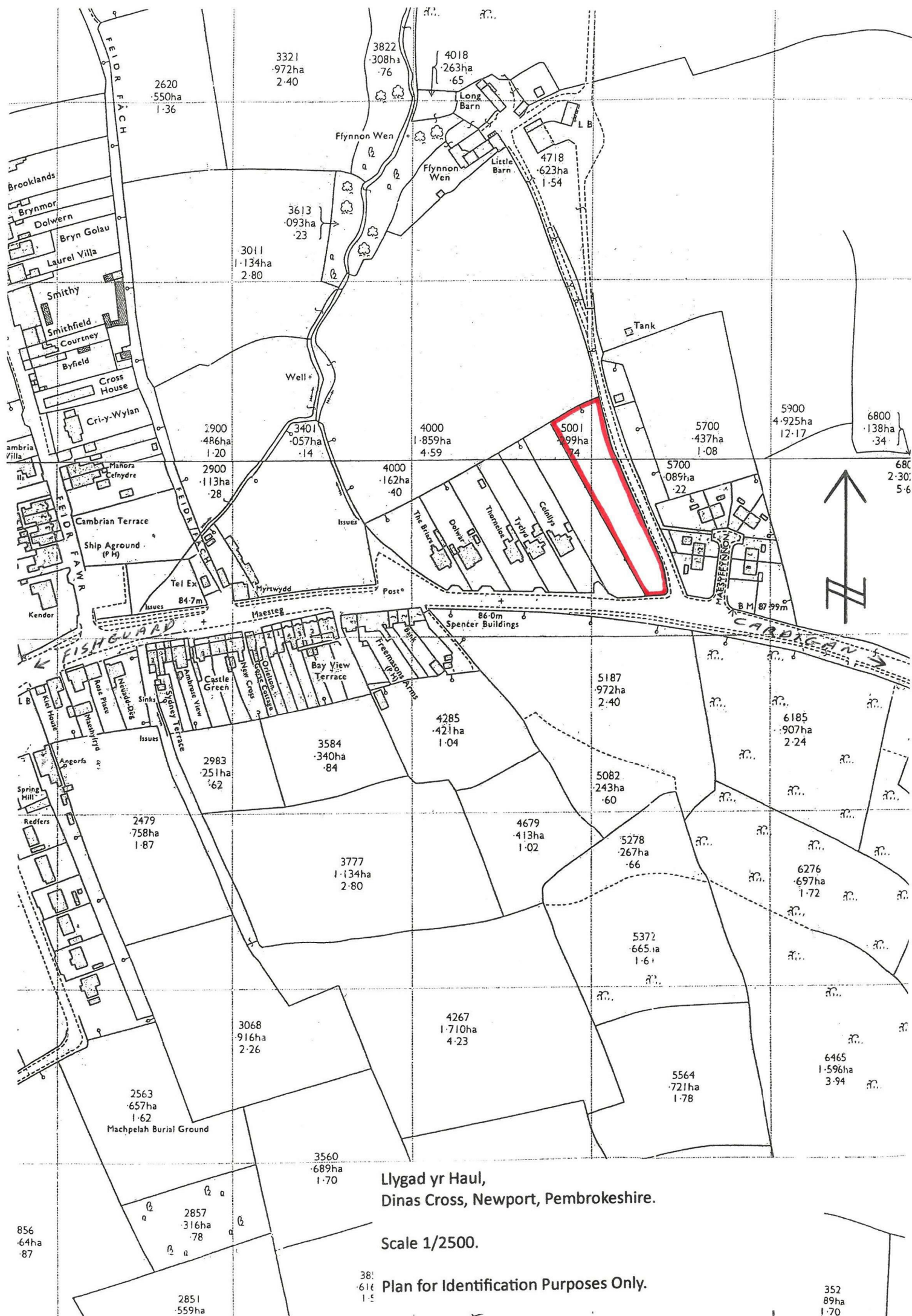
Tenure

Freehold with vacant possession upon Completion.

General Remarks

Llygad yr Haul is a deceptively spacious Detached modern residence which stands in approximately Half an Acre or thereabouts of established Gardens and Grounds and is within a mile or so of the well known beaches at Cwm-yr-Eglwys and Pwllgwaelod. The property is in good decorative order throughout benefiting from Gas Central Heating, uPVC or Hardwood Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has 2 Solar Water Panels and 15 Photovoltaic (Electric) Panels on the south facing roof of the House. There is also a Double Garage as well as a large Multipurpose Garage/Workshop 30' x 17' approx and ample Vehicle Parking and Turning Space. Ideally suited for Family or early Retirement purposes and is offered 'For Sale' with a Realistic Price Guide. Early inspection strongly advised.

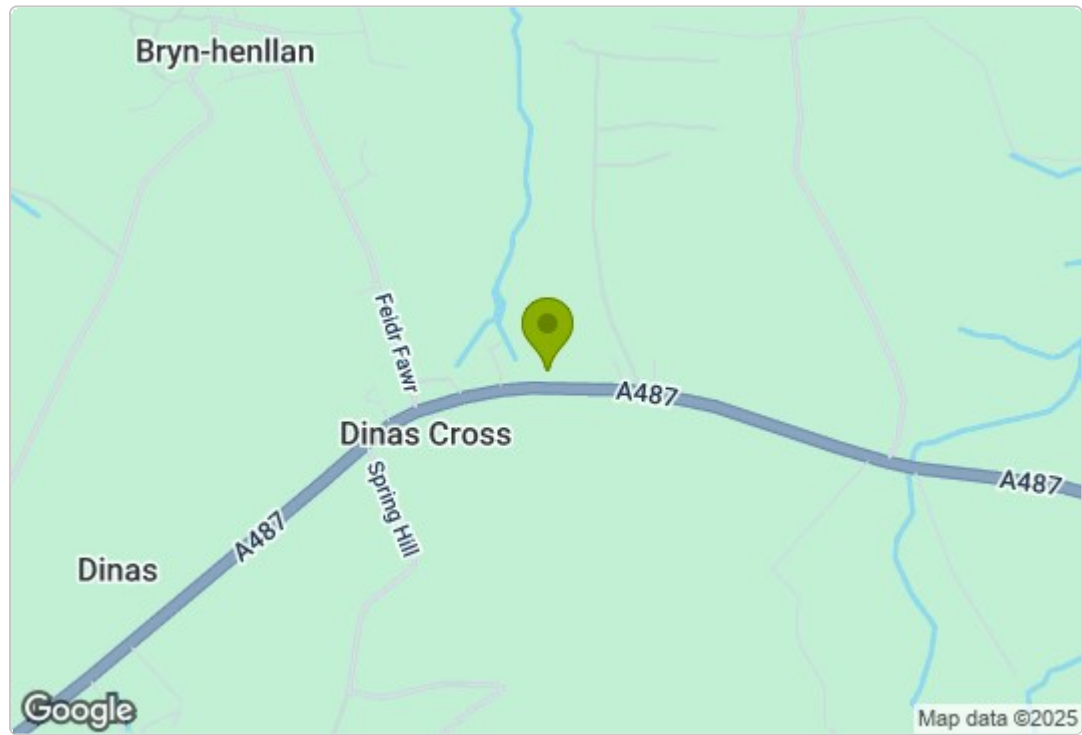




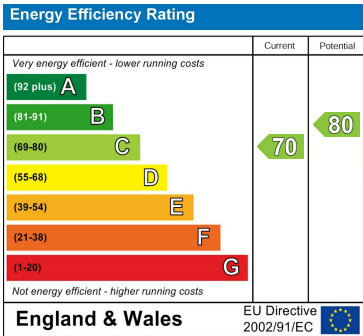
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - G

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