

**Floorplan**  
Approx 129 sq m / 1386 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Pembrokeshire  
We would respectfully ask you to call our office before you view this property internally or externally

ref: LG/AMS/07/23/OK  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProPs  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

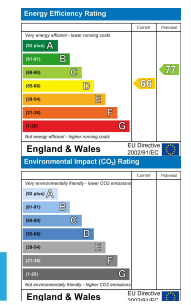


### 7 Spring Hill, Dinas Cross, Pembrokeshire, SA42 0XA

- Detached Bungalow
- Four Bedrooms
- Approx. 1.5 Miles To Cwm yr Eglwys
- Off Road Parking & Garage
- Gas Central Heating
- Well Presented
- Modern Kitchen Diner
- Garden To Front & Rear
- Popular Village Location
- EPC Rating: D

Offers Over £375,000

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A well presented detached property situated in the popular coastal village of Dinas, near the beaches at Pwllgwaelod and Cwm yr Eglwys. Newport sands is also just 5.6 miles away! The property benefits from off road parking, four bedrooms, and gardens to the front and rear.

The bungalow briefly comprises an entrance hallway, a living area with feature fireplace and patio doors leading out to the rear garden, a modern kitchen diner with matching wall and base units and separate breakfast bar. There is a family sized bathroom, four bedrooms, three of which are double and one benefiting from an en suite shower room.

Externally, the property is approached via a driveway offering off road parking for several vehicles as well as a garage. The front garden is laid to lawn with a border of shrubs and mature trees. The rear garden can be accessed via either side of the property, and has a paved and lawn area with summer house and greenhouse. This offers a wonderful spot to sit and relax.

Dinas Cross is a very popular village located between Fishguard and Newport on the rugged North Pembrokeshire coastline. The village has a range of facilities, including a filling station, public houses, takeaway, and is within easy reach of the beaches at Cwm yr Eglwys and Pwllgwaelod, and the Pembrokeshire coast path - extremely popular with walkers.



**Entrance Hall**

**Bathroom**

**Bedroom**

**Living Area**

**Bedroom**

**Ensuite Shower Room**

**Kitchen/Dining Room**

**Bedroom**

**Rear Porch**

**Bedroom**

**DIRECTIONS**

From our Fishguard office follow road across roundabout and into Main Street, and continue down through Lower Fishguard and onto the A487. Follow this road until you reach Dinas Cross, continue until you see the garage turning right directly after onto spring hill. Continue to the end of the road and the property will be located on your right hand side denoted by our for sale board.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.