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## Maeshyfyd, Dinas Cross – SA42 0UX

£340,000 Freehold

- Spacious 4 bed semi-detached Victorian residence with Gothic window and character features.
- 4 bedrooms (2 ensuite), 2 reception rooms, bathroom, kitchen, study/cot room/5th bedroom.
- Detached double garage with potential for conversion to a Cottage/Annexe or a Studio/Workshop.
- South facing garden.
- Offroad parking for 3-4 vehicles.
- Situated in the Pembrokeshire Coast National Park, within walking distance of local amenities and sandy beaches.
- Offered for sale with no onward chain.
- Early viewing recommended.

## 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

Dimensions: 1.52m x 1.27m (5'0" x 4'2"). With carpet underlay, attractive cornice, ceiling light, electricity meter and consumer unit and a half glazed (etched glass) Pitch Pine door to:-

#### Hall

Dimensions: 5.26m x 1.52m (17'3" x 5'0"). (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

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

#### Sitting Room

Dimensions: 4.27m x 3.58m (14'0" x 11'9"). (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

Dimensions: 4.04m x 3.61m (13'3" x 11'10"). 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

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

## Kitchen/Breakfast Room

Dimensions: 3.05m x 2.97m (10'0" x 9'9"). (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)

Dimensions: 4.24m x 3.48m (13'11" x 11'5"). ("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

Dimensions: 2.08m x 1.65m (6'10" x 5'5"). 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.

#### Half Landing

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

#### First Floor

#### Landing

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

#### Bathroom

Dimensions: 3.02m x 2.95m (9'11" x 9'8"). 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

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

## **Bedroom 2**

Dimensions: 4.32m x 3.45m (14'2" x 11'4"). 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)**

Dimensions: 3.94m x 3.61m (12'11" x 11'10"). 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**

Dimensions: 1.42m x 1.09m (4'8" x 3'7"). 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**

Dimensions: 3.15m x 1.37m (10'4" x 4'6"). 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 3-4 Vehicles and gives access to the Double Garage. There is also a south facing gravelled Patio area. In addition, there is a:-

## **Double Garage**

Dimensions: 7.62m x 5.33m (25'0" x 17'6"). 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**

Dimensions: 3.66m x 1.68m (12'0" x 5'6"). 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**

Dimensions: 1.68m x 1.52m (5'6" x 5'0"). (approx). With suite of Wash Hand Basin and WC, single glazed window and an electric light.

## **Garden**

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

## **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.

EPC Rating: F.

## **SITUATION**

Dinas Cross stands on the North Pembrokeshire Coastline between Fishguard and Newport and benefits 2 Public Houses, Fish and Chip Shop Takeaway, Petrol Filling Station/Post Office/Store, Art Gallery/Tea Room, Village/Community Hall, Cafe and a Licensed Restaurant/Public House at Pwllgwaelod.

Pwllgwaelod is within a mile and also close by are other well known sandy beaches and coves. Dinas Cross stands within the Pembrokeshire Coast National Park which is a designated area of Outstanding Natural Beauty and protected accordingly. 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.

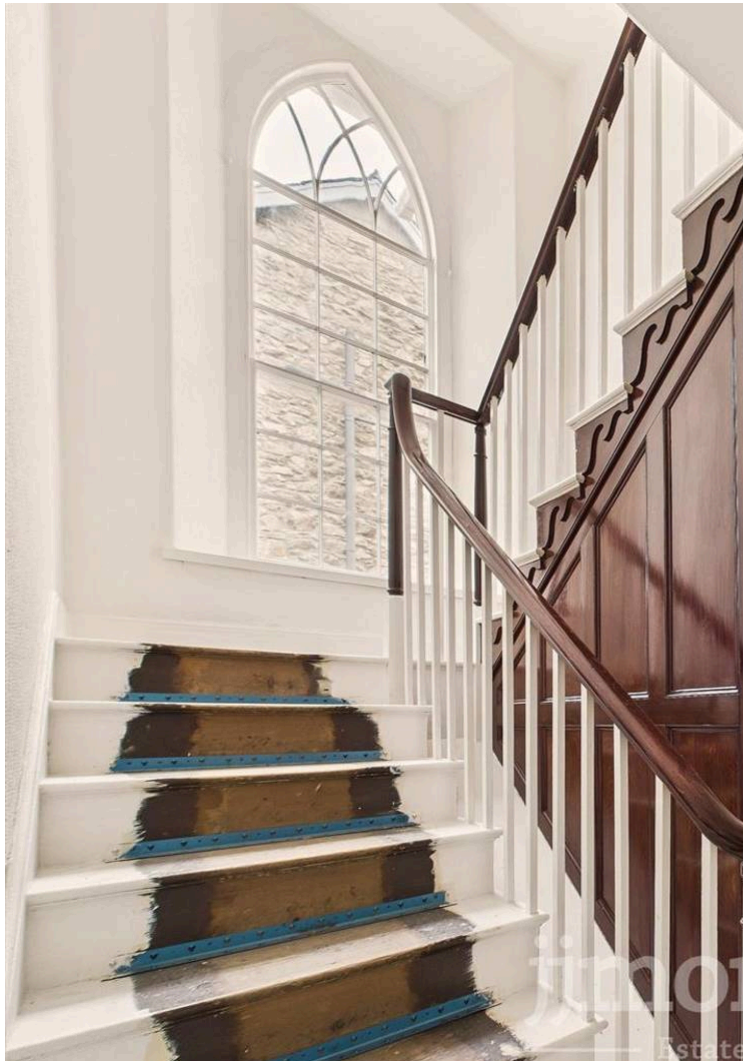
## **MARKET TOWNS**

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. 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 and 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 Worthybush.

## **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, Maeshyfyd 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, Maeshyfyd is situated on the left hand side of the road. A "For Sale" Board is erected on site.

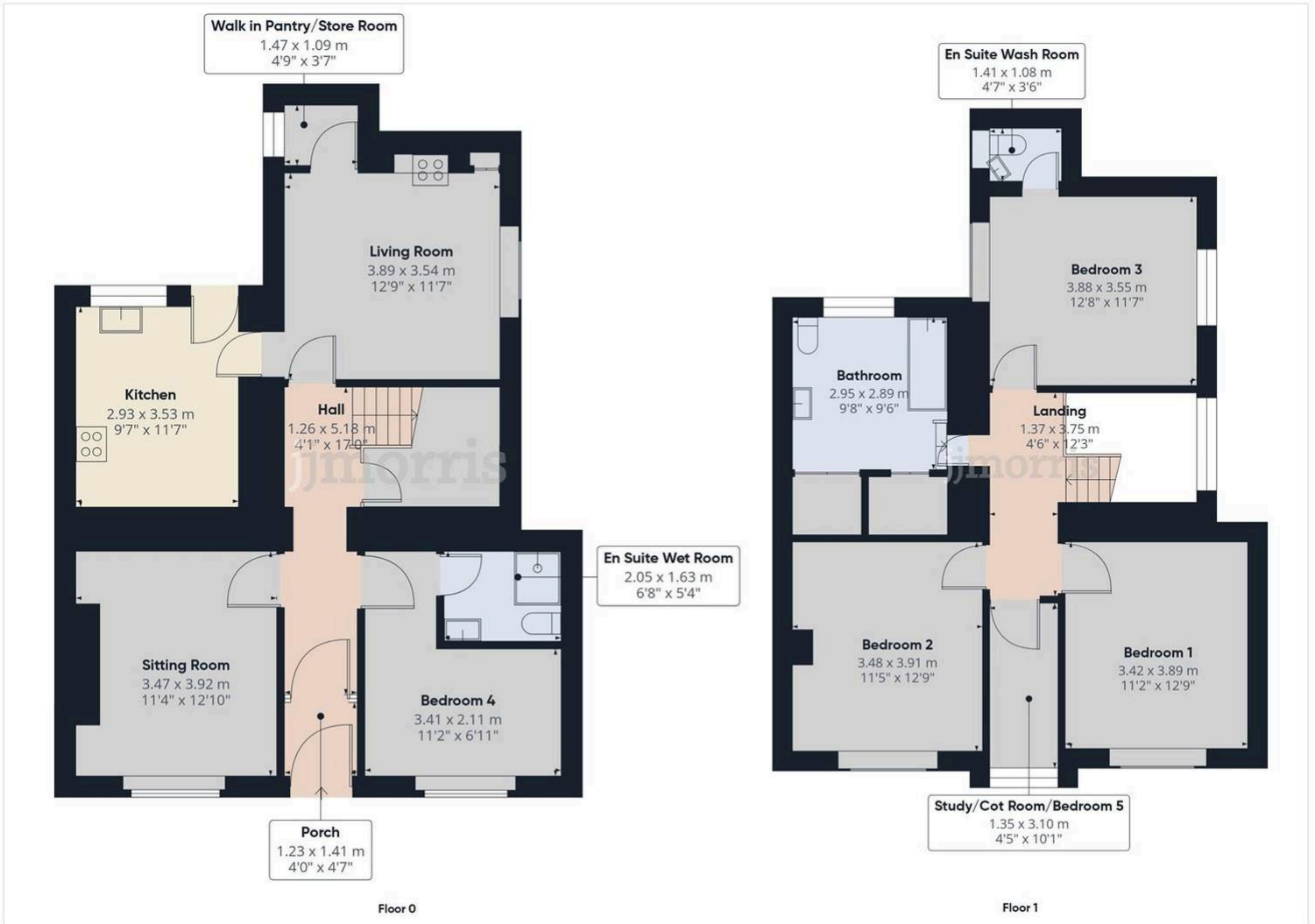
N.B. The Property is owned by a Director of J.J. Morris and his family.





CEMAES No 1 ED





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