



## Flat 2, Yet Yr Hendy, Dinas Cross – SA42 0SN

£269,950 Leasehold

A delightfully located Ground and First Floor Self Contained Flat from where superb views can be enjoyed over Cwm-yr-Eglwys Beach to Newport Bay and the Coastline beyond.

- \* Spacious Lounge, Kitchen/Diner, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.
- \* Large Slate Paved Patio affording superb views over the Bay and a sloping Garden with Flowering Shrubs.
- \* Ideally suited for a Couple, Retirement, Investment or possibly for Holiday Letting.
- \* Early inspection strongly advised. Realistic Price Guide.
- \* Tenure – Leasehold 999 Years with 947 years or so remaining. EPC Rating F

## SITUATION

Flat 2 is situated within 100 yards or so of the Beach at Cwm-yr-Eglwys which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (5 miles west) and the Coastal Town of Newport (3 miles east). Cwm-yr-Eglwys is renowned for the remains of its Ancient Church (St Brynach), the Churchyard and the Beach. Within a mile or so by road is the popular village of Dinas Cross which has the benefit of a good Village Store, 2 Public Houses, a Fish & Chip Shop/Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, a Village/Community Hall, Cafe and a Licenced Restaurant at Pwllgwaelod. Cwm-yr-Eglwys Beach is within a short walk of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Aberbach, Aberfforest, Aber Rhigian, Parrog, Cwm, Newport Sands, Ceibwr and Poppit Sands. The Property stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty.

### Market Towns

Newport being close by has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaway's, a Library, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery. There is a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron. Fishguard, being within a short drive, has the benefit of a good Shopping Centre, together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Public Houses, Restaurants, Cafes, a Post Office, Library, Supermarkets, a Theatre/Cinema and a Leisure Centre. The County and Market Town of Haverfordwest is some 20 miles or so south had has the benefit of an excellent Shopping Centre together with a range of amenities and facilities including The County Council Offices and The County Hospital at Withybus.

### Local Area

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. Flat 2 is situated within a mile or so of the centre of the village of Dinas Cross and the majority of its amenities.

## DIRECTIONS

From Fishguard, take the Main A487 Road East for some 4.5 miles passing through the village of Dinas Cross and a third of a mile further on, take the turning on the left (at The Cross), signposted to Cwm-yr-Eglwys. Continue on this road for a mile and upon reaching Cwm-yr-Eglwys and the T junction, turn right. Continue on this road for 40 yards or so and follow the road to the left and continue straight on to the end of the Lane. Main Flat is situated on the left. Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles passing through the Town of Newport and some 2 miles or so further on, take the turning on the right, signposted to Cwm-yr-Eglwys. Follow directions as above.

What3Words - [///shipyards.gasp.burying](https://www.what3words.com/shipyards.gasp.burying)

## DESCRIPTION

Flat 2 is a Ground and First Floor Self Contained Flat of brick and concrete block construction with rendered and coloured elevations with a pitched composition slate and flat felt/rubberoid roofs. Accommodation is as follows:-

### 15 Pane Glazed Entrance Door to:-

#### Hall

Dimensions: 5.49m x 1.35m (18'0" x 4'5" ). With two external windows and an internal window to Lounge and a half glazed door to:-

#### Reception Hall

Dimensions: 3.35m x 3.20m (11'0" x 10'6" ). With fitted carpet, built in cupboard with shelves, ceiling light, alcove, door to Inner Lobby, a short flight of stairs to Inner Hall, coved ceiling, wall display shelves and 15 pane double doors to:-

#### Lounge

Dimensions: 7.62m x 5.49m (25'0" x 18'0" ). With fitted carpet, 4 single glazed windows (one of which affords views to Cwm yr Eglwys beach and the Coast beyond), fireplace housing a woodburning stove on a slate hearth, 2 Dimplex storage heaters, 4 ceiling lights and 10 power points.

#### Inner Lobby

With ceramic tile floor, smoke detector, built in cupboard, 15 pane glazed door to Reception Hall, door opening to Kitchen/Dining Room and a glazed door to a:-

### **Bedroom 3/Study**

Dimensions: 3.53m x 2.26m (11'7" x 7'5" ). With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, 1 power point and built in cupboard with shelves over.

### **Kitchen/Dining Room**

Dimensions: 5.49m x 3.76m (18'0" x 12'4" ). With ceramic tile floor, 2 single glazed windows, 3 no 6 ceiling spotlights, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Creda Carnival freestanding 4 ring electric Cooker with Oven and Grill, part tile surround, Aga 2 Oven oil fired range (heating domestic hot water and cooking), open beam and painted tongue and groove clad ceiling, cooker box, TV point, 13 power points, built in refrigerator and separate freezer, appliance points, electricity consumer unit, 2 windows to Storeroom and a sliding door to:-

### **Inner Hall**

Dimensions: 2.16m x 1.73m maximum (7'1" x 5'8" maximum ). With quarry tile floor, coat hooks, fitted cupboards, ceiling light, 6 pane door to Utility Room and door to:-

### **Store Room**

Dimensions: 2.21m x 1.68m (7'3" x 5'6" ). With ceramic tile floor, 2 uPVC double glazed windows and 2 internal single glazed windows to Kitchen/Dining Room.

### **Utility Room**

Dimensions: 3.18m x 3.00m (10'5" x 9'10" ). ('L' shaped maximum) With 3 single glazed windows, floor cupboards, inset single drainer stainless steel sink unit with hot and cold, plumbing for automatic washing machine, quarry tile floor, ceiling light, 4 power points, wall shelves, towel rail and a Stable Door to a rear Concreted Patio Garden and steps leading to the Parking area. A short flight of stairs from the Reception Hall leads to an:-

### **Inner Hall**

Dimensions: 5.49m x 2.29m (18'0" x 7'6" ). ('L' shaped maximum) With fitted carpet, coat hooks, ceiling light, doors to Bedrooms 1 and 2, Bathroom, Shower Room and:-

### **Walk in Airing Cupboard**

With fitted carpet, copper hot water cylinder and immersion heater, shelves and a wall light.

### **Bathroom**

Dimensions: 3.78m x 2.62m (12'5" x 8'7" ). With vinyl floor covering, suite of tiled panelled Bath, Wash Hand Basin and WC, Dimplex storage heater, 2 single glazed windows with roller blinds, part tile surround, wall mirror, Dimplex wall mounted fan heater, towel rail, toilet roll holder, bathroom cabinet, ceiling light and a built in cupboard with shelves.

### **Bedroom 2**

Dimensions: 4.62m x 4.29m maximum (15'2" x 14'1" maximum ). With fitted carpet, coved ceiling, ceiling light, fitted wardrobes, Dimplex storage heater, 4 power points, wall mirror, fitted drawer units and a single glazed French Door to Slate Paved Patio from where views of Cwm yr Eglwys Beach and Coastal Sea views can be enjoyed to Newport Bay and beyond.

### **Shower Room**

Dimensions: 3.73m x 2.01m (12'3" x 6'7" ). With ceramic tile floor, fully tiled walls, skylight, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Events electric shower, 2 single glazed windows, chrome towel rail, Dimplex wall mounted fan heater, glass shelf, shaver light/point, Dimplex storage heater, mirror fronted bathroom cabinet, toilet roll holder, wall light, soap dish and a Manrose extractor fan.

### **Bedroom 1**

Dimensions: 4.72m x 4.34m maximum (15'6" x 14'3" maximum). With fitted carpet, ceiling light, fitted wardrobes, fitted bookshelves, Dimplex storage heater, ceiling light, 2 power points and single glazed windows and French Doors to a Slate Paved Patio from where views of Cwm yr Eglwys Beach and Newport Bay can be enjoyed.

**Externally**

Directly to the fore of the Property is a raised Slate Paved Patio from where superb views can be enjoyed over Cwm-yr-Eglwys to Newport Bay and beyond. Adjacent to the Slate Paved Patio is a sloping (triangular shaped) grassed area with Flowering Shrubs, Hydrangeas and Rhododendrons and an area of hillside land. Directly to the rear of the Property is a split level concreted Patio area together with an Oil Tank and a pathway with steps which lead to a Garage and a Vehicle Parking Space. Outside Electric Lights (1 sensor light) and an Outside Water Tap. The approximate boundaries of Flat 2 Yet yr Hendy are edged in red and blue and shaded yellow and blue and numbered 2 and 3 (NOT No 1) on the attached copy of the Land Registry Plan.

**SERVICES**

Mains Water (metered supply). Water Rates for Flat 2 is shared with Flat 3, whereupon Flat 2 pays 60% of the supply costs agreed with the owner of Flat 3 by negotiations according to use and Flat 3 pays 40% of the cost. Mains Electricity and Mains Drainage are also connected to the Property. Economy 7 Electric Heating. Partial uPVC Double Glazing. TV aerial on roof. WiFi available with agreement of Freeholder in Garden Flat.

**TENURE**

Leasehold - 999 Years with some 947 Years or so remaining. Ground Rent £10.00 per Annum.

**MAINTENANCE CHARGE**

Maintenance of Flat 2 Yet-yr-Hendy is undertaken on a "when required basis" with Flat 2 being liable to 52% of the total charges. Subject to the terms of the Lease.

**INSURANCE**

Flat 2 is responsible for 52% of the cost of the annual Insurance Premium for the entire Building i.e. Yet-yr-Hendy.

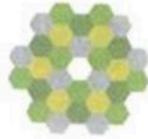
**REMARKS**

Flat 2 is situated in one of North Pembrokeshire's most sought after locations and is a Ground and First Floor Self Contained Flat which is ideally suited for a Couple, Retirement, Investment or possibly for Holiday Letting purposes. The Property has deceptively spacious accommodation and is in good decorative order benefiting from a large Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom and a Shower Room. The Property is single glazed and has the benefit of Electric Heating. It enjoys undoubtedly one of the best views on the North Pembrokeshire Coastline and stands in a quiet location within a 100 yards or so of the beach at Cwm-yr-Eglwys. In addition, it has a good sized Slate Paved Patio at the fore together with a sloping grassed bank with Flowering Shrubs. In addition, it has a Parking Space for 1 Vehicle as well as a Detached Garage. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

N.B. The vendors would consider an offer for Flat 2 Yet-yr-Hendy with a Vehicle Parking Space, but excluding the Garage.







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Plan for identification/Search purposes only

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