

### 3 The Paddocks, Dinas Cross, Newport, Pembrokeshire, SA42 0UY

**Price Guide £375,000**

- \* Enjoying a private location in the centre of this popular Coastal village.
- \* An attractive Detached 2 storey Modern Dwelling House.
- \* Comfortable 2/3 Reception, Kitchen/Breakfast Room, Cloakroom, 3 Bedrooms and Bathroom accommodation.
- \* Gas Central Heating, Double Glazing, uPVC Double Glazed Conservatory and Loft Insulation
- \* Garage and ample Off Road Vehicle Parking space.
- \* Large established Gardens and Grounds with Lawned areas, Paved Patio's, Flowering Shrubs and Mature Trees.
- \* Ideally suited for a Family, Retirement, Investment or for Letting purposes.
- \* In need of some modernisation, refurbishment and updating.
- \* Realistic Price Guide. Inspection strongly advised.



## 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 a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Cafe/Tea Room, a Village/Community Hall, Petrol Filling Station/Post Office/Store and a Licensed Restaurant at Pwllgwaelod.

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 Aber Bach, 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 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, Repair Garage, a Tourist Information Centre, Library, a 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, 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 20 miles or so south.

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.

3 The Paddocks stands in a convenient and central location in this popular village and stands inset off Feidr Fawr and is within 80 yards or so of the Main A487 Fishguard to Cardigan Road.

## DIRECTIONS

From Fishguard, take the Main A487 Road east for some 4.5 miles and in the village of Dinas Cross, proceed past The Petrol Filling Station/Store and a 100 yards or so further on, take the first turning on the left, signposted to Brynhenllan and Pwllgwaelod. Continue on this road for 50

yards or so and take the turning on the right, (adjacent to the Public House Car Park) onto a tarmacadamed lane and some 25 yards or so further on, 3 The Paddocks is situated on the left hand side with the gateway directly facing.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and in the village of Dinas Cross, take the second turning on the right, signposted to Brynhenllan and Pwllgwaelod. Follow directions as above.

## DESCRIPTION

3 The Paddocks comprises a Detached 2 storey modern Dwelling House of cavity concrete block construction with part stone faced and mainly rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

### Storm Porch

3'0" x 3'0" (0.91m x 0.91m)

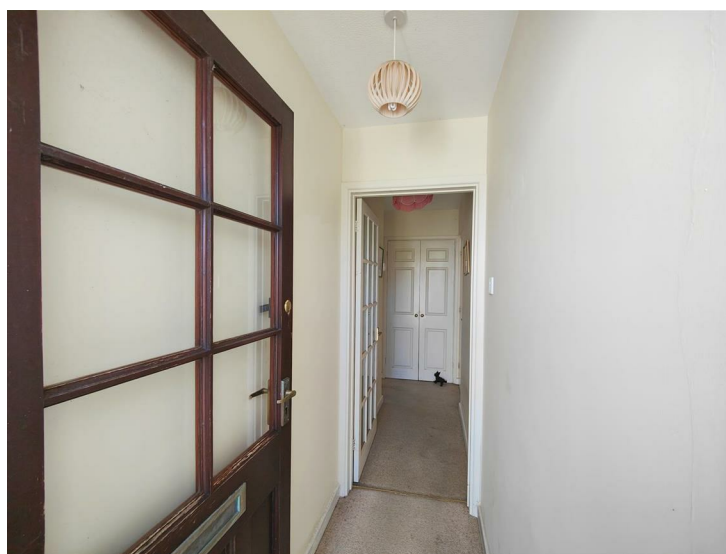
With electric light and a half glazed (6 pane) door to:-

### Porch

6'0" x 3'0" (1.83m x 0.91m)

With fitted carpet, ceiling light and a 15 pane glazed door to:-

### Hall



With fitted carpet, 2 ceiling lights, central heating thermostat control, radiator, built in Cloaks Cupboard with shelf, half glazed pedestrian door to rear Garden, opening to Inner Hall and doors to Garage and:-

### Cloakroom

With vinyl floor covering, suite of Wash Hand Basin and WC, tiled splashback, double glazed window with roller blind, towel ring, toilet roll holder and ceiling light.

## Inner Hall



With fitted carpet, ceiling light, Pine tongue and groove clad ceiling, telephone point, staircase to First Floor with a Stairlift, wall mirror, understairs cupboard with electric light and 2 power points, opening to Sitting/Dining Room and door to:-

## Kitchen/Breakfast Room



15'9" x 10'0" (4.80m x 3.05m)

With vinyl floor covering, range of Pine fronted floor and wall cupboards, inset double drainer stainless steel sink unit with mixer tap, part tile surround, strip light, Stoves built in eye level electric double Oven/Grill, Stoves 4 ring Gas Cooker Hob, Cooker Hood (externally vented), cooker box, 9 power points, Pine shelves, double glazed window with vertical blinds, electricity fuse boxes and a double panelled radiator.

## Sitting/Dining Room



22'6" x 21'0" (6.86m x 6.40m)

("L" shaped maximum). With fitted carpet, 2 double panelled radiators, 2 double glazed windows (one with roller blind), Stone Fireplace housing a coal effect Gas Fire, TV point, telephone point, 8 power points, 3 ceiling lights,

serving hatch to Kitchen/Breakfast Room and double glazed French doors to:-

## Conservatory



11'6" x 10'6" (3.51m x 3.20m)

Being uPVC double glazed with fitted carpet, double panelled radiator, 2 wall lantern lights, 4 power points and uPVC double glazed French doors to Patio and rear Garden.

## FIRST FLOOR

### Landing

With fitted carpet, double panelled radiator, 2 ceiling lights, smoke detector (not tested), access to an Insulated Loft, double glazed window with vertical blinds (over stairwell), 2 power points and a built in Airing Cupboard with radiator and shelves.

### Bathroom



With white suite of Jacuzzi, panelled Bath, Wash Hand Basin and WC, 10 downlighters, fully tiled walls, double glazed window, 2 towel rings, Chrome heated towel rail/radiator, mirror fronted Bathroom Cabinet with lights either side and a toilet roll holder.



### Bedroom 1



15'5" x 11'4" (4.70m x 3.45m)  
(maximum). With fitted carpet, double panelled radiator, 2 double glazed windows, telephone point, ceiling light, pullswitch and 4 power points.

### Bedroom 2



12'6" x 9'0" (3.81m x 2.74m)  
With fitted carpet, ceiling light, pullswitch, double panelled radiator, double glazed window and 3 power points.

### Bedroom 3



17'6" x 7'8" (5.33m x 2.34m)  
(suitable as 2 Bedrooms). With fitted carpet, 2 double glazed windows (one with vertical blinds), double

panelled radiator, TV aerial cable, 2 ceiling lights, 5 power points, pullswitch and a built in wardrobe.

### EXTERNALLY

Adjoining the Property is an:-

### Integral Garage



19'10" x 9'6" (6.05m x 2.90m)

With a metal up and over door, plumbing for automatic washing machine, tumble drier vent, wall shelves, single glazed window to rear, cold water tap, 4 power points, ceiling light and a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing Central Heating).

Externally and directly to the fore of the Property is a Chipping and Paved and Hardstanding area which allows for Vehicle Parking and Turning Space and gives access to the Garage. There is a concrete path surround to the Property and to both sides and rear of the Property are sizeable Lawned Gardens with Flowering Shrubs, Silver Birch and Mature Trees, Holly Bushes, Camellias, Fuchsias, Roses, etc etc. There is a Paved Patio area to the rear together with an enclosed Lawned Garden and Flowering Shrubs.

Outside Water Tap and 4 Outside Electric Lights (one Sensor Light).

There is also an:-

### Old Timber Summer House

8'0" x 6'0" (2.44m x 1.83m)  
approx.

The approximate boundaries of the Property are edged in red on the attached extract of a 1970's Ordnance Survey Plan to the Scale of 1/2500 with the boundaries of 3 The Paddocks, edged in red. There is also an enlarged Plan to the Scale of 1/500 with the boundaries of 3 The Paddocks, edged in red.

## SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing. Conservatory uPVC Double Glazed. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

## TENURE

Freehold with Vacant Possession upon Completion.

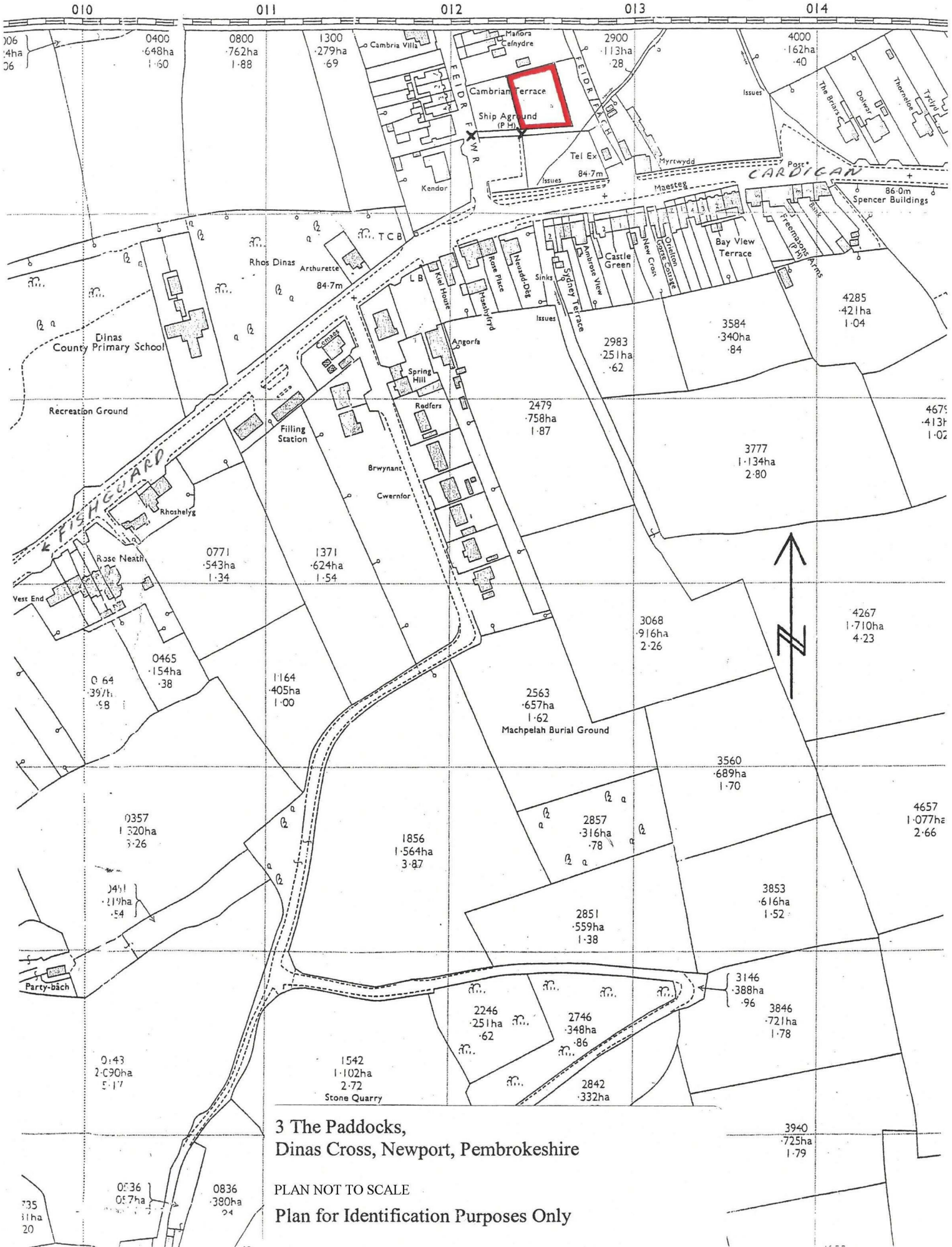
## RIGHTS OF WAY

3 The Paddocks enjoys Vehicular and Pedestrian Access Rights of Ways over a 25 yard tarmacadamed drive in off Feidr Fawr (the Council Road) at point "X" on the Plan and as far as point "Y" on the same Plan.

## REMARKS

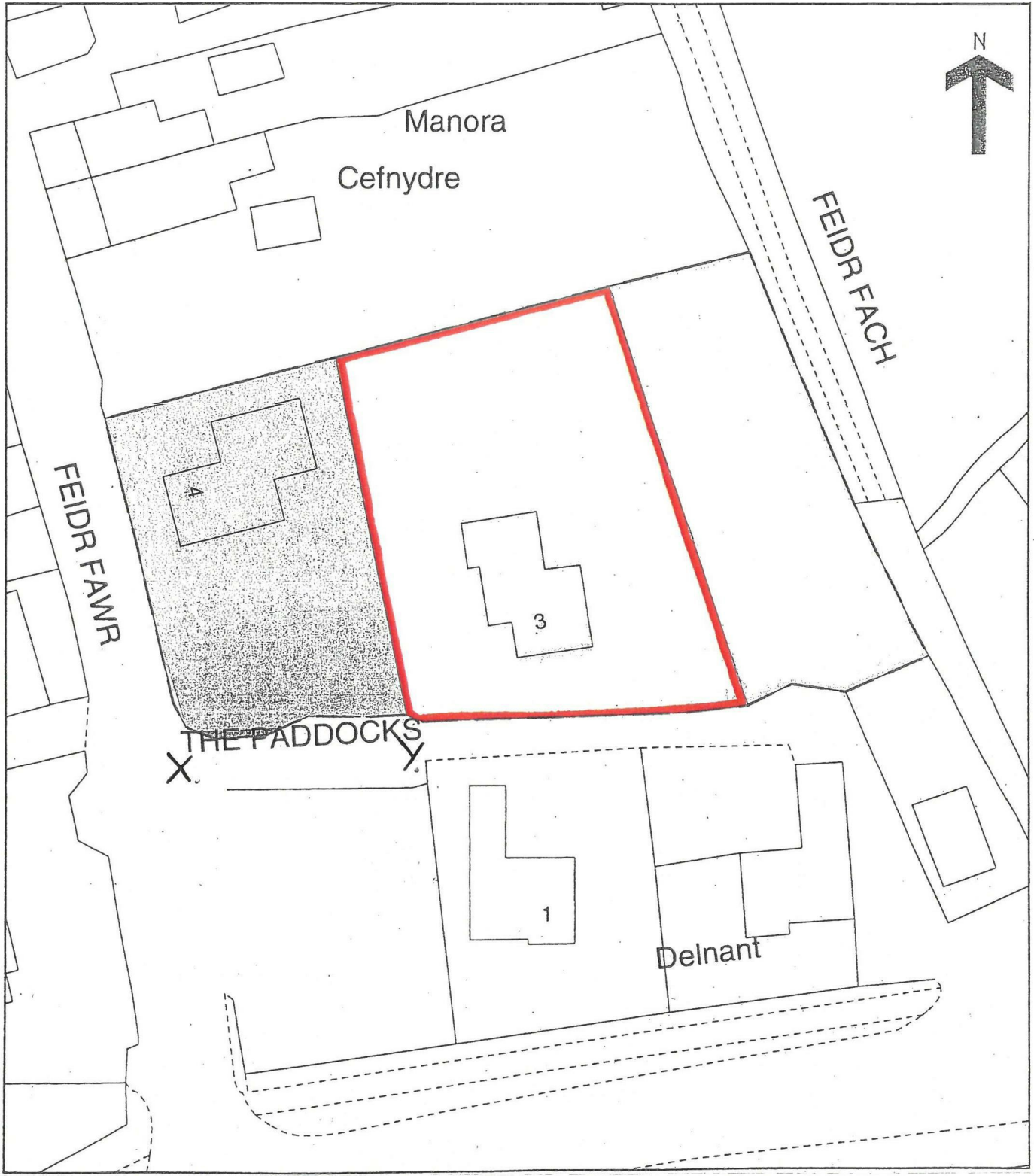
3 The Paddocks is an attractive Detached 2 storey Dwelling House which stands in the heart of the village in a Private and Convenient Location in it's own good sized established Gardens and Grounds. The Property is in need of some modernisation, refurbishment and updating, although it benefits from Double Glazing, Gas fired Central Heating and Loft Insulation. In addition, it has a Garage as well as Off Road Vehicle Parking and Turning space together with good sized established Gardens and Grounds which extend to a Fifth of an Acre or thereabouts. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.





3 The Paddocks,  
Dinas Cross, Newport, Pembrokeshire

PLAN NOT TO SCALE  
Plan for Identification Purposes Only



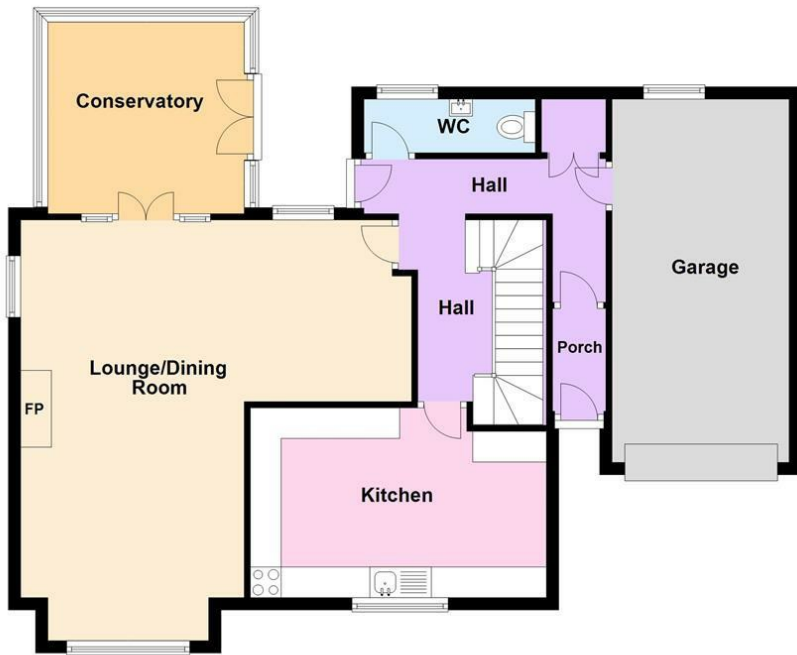
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Plan Not to Scale

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# Floor Plan

## Ground Floor



## First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		66	78
		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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