



2 Parc Yr Onnen, Dinas Cross, Newport, SA42 0SU

Price Guide £399,950

- * An attractive Detached 2 storey Modern Dwelling House.
- * Hall, Cloakroom, Sitting Room, Kitchen/Diner, 3 Bedrooms and Bathroom accommodation.
- * Gas Central Heating, uPVC Double Glazed (except French Doors), Cavity Wall and Loft Insulation.
 - * Garage and Off Road Parking for 2 Vehicles.
- * Private Established Gardens with small Lawns, Flowering Shrubs, Roses, Acers, Ornamental Stone areas etc.
 - * Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
 - * 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 a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, a Village/Community Hall and a Licensed Restaurant at Pwllgwaelod.

The Pembrokeshire Coastline at Pwllgwaelod is within three quarters of 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, Newport Sands, Ceibwr and Poppit 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 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, 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 Post Office, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office and a Leisure Centre.

The well known Market Town of Cardigan is some 13 miles north east, whilst the County and Market Town of Haverfordwest is some 18 miles or so south.

Haverfordwest being within easy car driving distance 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 Withybush.

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.

Parc-yr-Onnen is a medium sized Private Residential Estate which is situated off Feidr Fawr and is within 350 yards or so of the centre of the village and the Main A487 Fishguard to Cardigan Road.

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 on the right and a 100 yards or so further on, take the first turning on the left, signposted to Pwllgwaelod and Brynhenllan. Continue on this road for some 350 yards or so and take the first turning on the right into Parc-yr-Onnen . Proceed into the estate for 40 yards or so and follow the road to the left and 2 Parc-yr-Onnen is the second property on the left.

DESCRIPTION

2 Parc-yr-Onnen comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Half Glazed Entrance Door to:-

Porch



5'6" x 5'1" (1.68m x 1.55m)

With ceramic tile floor, double glazed windows, wall light and a half glazed door to:-

Reception Hall



14'3" x 6'5" (4.34m x 1.96m)

With Pine floorboards, Pine staircase to First Floor, understairs cupboard, ceiling light, smoke detector (not tested), double panelled radiator, 4 power points, doors to Sitting Room and Kitchen/Dining Room and a half glazed door to:-

Cloakroom



6'5" x 5'3" (1.96m x 1.60m)

With ceramic tile floor, suite of Wash Hand Basin and WC, part tile surround, extractor fan, uPVC double glazed window, radiator, towel ring, toilet roll holder, toothbrush holder, radiator, coved ceiling, downlighter and coat hooks.

Sitting Room



20'0" x 11'5" (6.10m x 3.48m)

With Pine floorboards, Clearview Woodburning Stove on a Slate hearth, uPVC double glazed window, double glazed French doors to rear Garden, 2 downlighters, coved ceiling, 2 double panelled radiators, TV point, telephone point and 10 power points.

Kitchen/Dining Room



20'0" x 9'5" (6.10m x 2.87m)

With Slate Tile floor, double panelled radiator, range of floor and wall cupboards with Granite worktops, inset single drainer one and a half bowl porcelain sink unit with mixer tap, Neff built in (stainless steel fronted) Single Oven/Grill, Neff 4 ring Gas Cooker Hob with Granite splashback, Cooker Hood (externally vented), plumbing

for washing machine and dishwasher, uPVC double glazed window with wooden blinds, Oak wall shelves, downlighter and 3 ceiling spotlights, TV aerial cable, 13 power points and a uPVC double glazed Patio door to rear Garden.

FIRST FLOOR

Landing



17'7" x 6'5" (5.36m x 1.96m)

(maximum measurement to include stairwell). With an Oak laminate floor, double panelled radiator, ceiling light, Mains Smoke Detector, Velux window, 2 power points, access to an Insulated Loft and a built in Airing Cupboard with radiator and shelves.

Bathroom



11'4" x 6'0" (3.45m x 1.83m)

With white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, uPVC double glazed window with roller blind, chrome heated towel rail/radiator, double panelled radiator, shaving mirror, part tile surround, extractor fan and a rubber tiled floor.

Bedroom 1 (front)



11'5" x 11'1" (3.48m x 3.38m)

With a laminate Oak floor, 2 uPVC double glazed windows (affording distant Sea views), downlighter, double panelled radiator, fitted mirror fronted wardrobes with shelves along one wall, telephone point and 6 power points.

Bedroom 2



10'1" x 9'4" (3.07m x 2.84m)

With a laminate Oak floor, double panelled radiator, uPVC double glazed window, downlighter and 4 power points.

Bedroom 3



9'4" x 9'0" (2.84m x 2.74m)

With a laminate Oak floor, uPVC double glazed window (affording distant Sea views), double panelled radiator, downlighter, telephone point and 6 power points.

EXTERNALLY



Adjacent to the southern gable end of the Dwelling House is an Ornamental Stone Hardstanding area which allows for Off Road Parking for 2 Vehicles and gives access to a:-

Garage



17'0" x 9'6" (5.18m x 2.90m)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has a metal up and over door, single glazed window, electricity consumer unit, 2 LED strip lights, 5 power points and a Storage Loft.

Directly to the fore of the Property is a Stone Wall Forecourt with Flowering Shrubs, Roses, Ornamental Stone areas and a Paved Path to the side leading to a private rear Garden with a small Lawned area, an abundance of Flowering Shrubs, Roses, Hydrangeas, Acers, a Wildlife Pond, 2 Apple Trees and a Cherry Tree. There is also a:-

Garden Shed



7'0" x 5'0" (2.13m x 1.52m)

With electric light and power points as well as an:-

Aluminium Greenhouse



6'0" x 5'0" (1.83m x 1.52m)

2 Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Mainly uPVC Double Glazed with the exception of the Wooden Double Glazed French doors in the Sitting Room. Gas Central Heating. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

2 Parc-yr-Onnen is a comfortable, well appointed Detached Modern Dwelling House which stands on this popular medium sized Residential Estate within a quarter of a mile or so of the centre of the village and the Main A487 Fishguard to Cardigan Road. The Property is in

excellent decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazing (in the main) and both Cavity Wall and Loft Insulation. In addition, it has a Garage as well as Off Road Parking for 2 Vehicles and private established Gardens with small Lawned areas, an abundance of Flowering Shrubs, Fruit Trees, Ornamental Stone areas and a Wildlife Pond. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



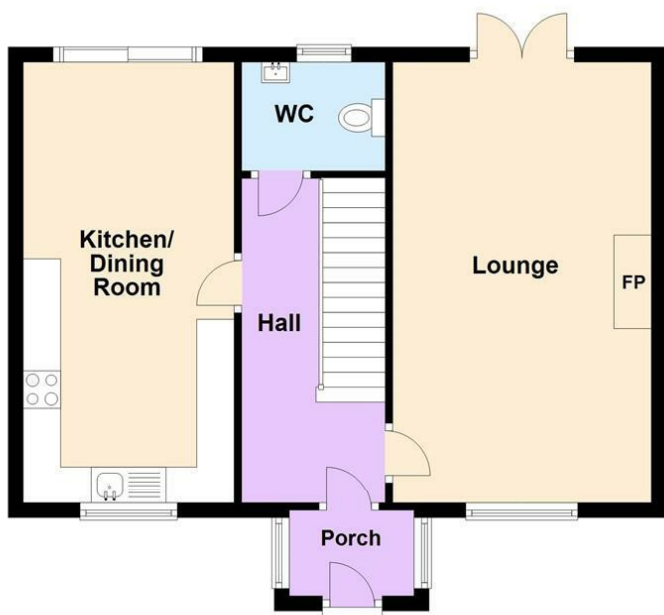
2 Parc yr Onnen,
 Dinas Cross, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

Floor Plan

Ground Floor



First Floor

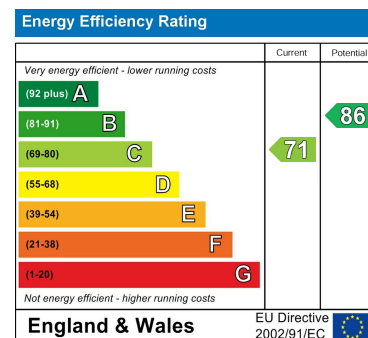


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - E

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5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com