



Top Floor Flat Yet Yr Hendy, Cwm yr Eglwys, Dinas Cross, Newport, Pembrokeshire, SA42 0SN

Price Guide £235,000

- * Delightfully located Second Floor Self Contained Flat.
- * Superb views over Cwm-yr-Eglwys to Newport Bay and the Coastline beyond.
 - * 1 Reception and 1/2 Bedroom Accommodation.
- * Sizeable sloping Garden with large Timber Decked Patio with Panoramic Views.
 - * Ideal as a Holiday Home, Holiday Letting, Investment or Retirement.
 - * Inspection essential. Realistic Price Guide.
- * Tenure - Leasehold 999 Years with 960 Years or so remaining. EPC Rating E

Decription

Top Flat is a Second Floor, Self Contained Flat which in the main has a pitched composition slate roof and felted dormers.

Situation

Top Floor Flat is situated within a half a mile or so of the picturesque hamlet of 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 it's Ancient Church (St Brynach), the Churchyard and the Beach.

Within three quarters of 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 half a mile a mile or so of the Property and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Aberbach, Aberfforest, Aber Rhigion, 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 and protected accordingly.

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 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.

Top Floor Flat is situated within three quarters of a mile or so of the centre of the village of Dinas Cross and the majority of it's amenities.

Stable Door to:-

Porch/Hall

With fitted carpet, coat hooks, strip light and door to:-

Sitting/Dining Room



13'3" x 11'6" (4.04 x 3.51)

With fitted carpet, single uPVC glazed dormer window affording Cwm yr Eglwys views and Sea views to Newport Bay, TV shelf, 2 wall uplighters, 5 downlighters, TV point, 10 power points and sliding door to:-

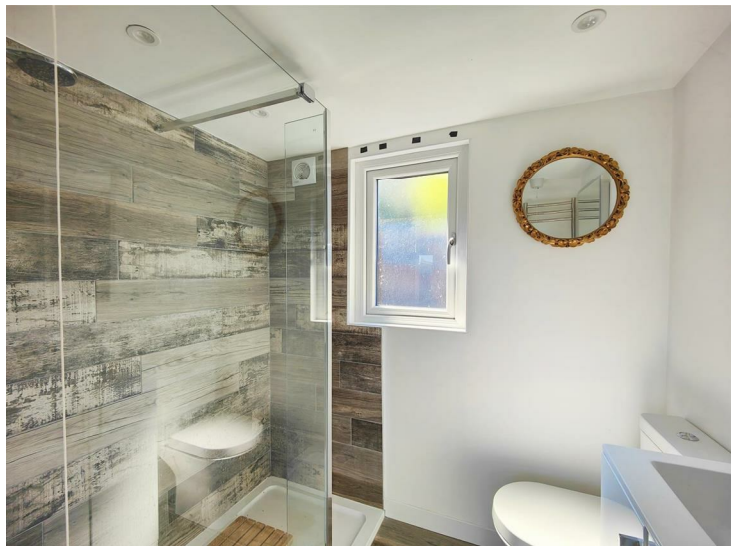
Kitchen



8'0" x 6'3" (2.44 x 1.93)

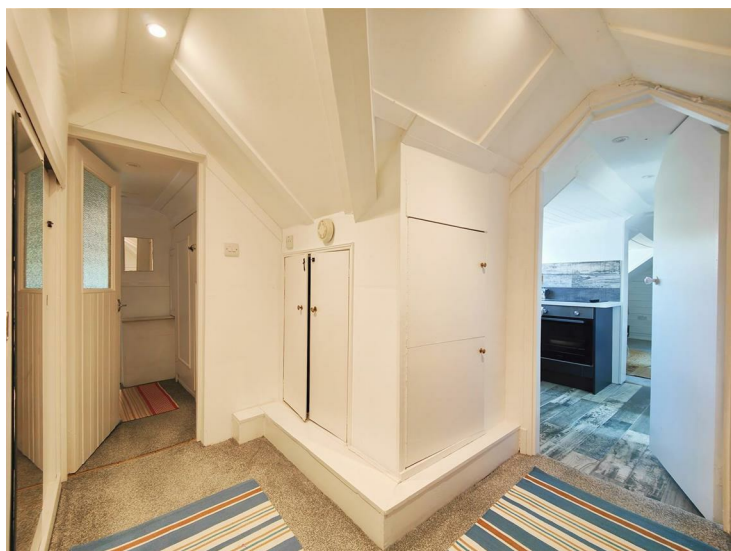
With ceramic tile floor, inset single drainer stainless steel sink unit with mixer tap, range of fitted floor cupboards with worktops, built in Lamona Single Oven/Grill, 4 ring Lamona Ceramic hob, extractor fan, uPVC double glazed window affording views to Cwm yr Eglwys Beach and Sea Views over Newport Bay, 4 wall spotlights, 3 downlighters, 6 power points, appliance points, part tile surround, opening to Inner Hall and sliding door to:-

Shower Room



With ceramic tile floor, uPVC double glazed window, chrome electrically heated towel rail/radiator, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled shower cubicle with an electric shower, extractor fan, illuminated wall mirror and 4 downlighters.

Inner Hall



With fitted carpet, smoke detector (not tested), Storage Heater, electricity consumer unit, electricity fuse box, 3 downlighters, built in storage cupboards, built in wardrobes with mirrored sliding doors, door to Bedroom 2/Store Room/Lobby and access to an Insulated Loft with electric light and cold water tanks for Top Flat and Flat 2.

Bedroom 2/Store Room/Lobby

6'0" x 5'8" (1.83 x 1.73)

With an Airing Cupboard with a lagged copper hot water cylinder and immersion heater, built in cupboards, Velux window, 2 downlighters, fitted Single Bed with storage below, sloping ceiling and a half glazed door to :-

Bedroom 1



14'6" x 9'10" (4.42 x 3.00)

With fitted carpet, 8 power points, electrically heated towel rail/radiator, 2 uPVC double glazed windows (1 of which affords superb Coastal Sea Views over Cwm yr Eglwys and Newport Bay). Wash Hand Basin in a vanity surround, tile splashback, wall shelf, wall mirror, 4 downlighters, robe hook and a window seat with storage beneath.

Externally

Adjacent to the Property is a sheltered Sun Terrace/Patio Area which is bounded by a wooden fence. There is also a good sized sloping Garden with Flowering Shrubs and a large Timber Decked Patio area from where superb Coastal Sea Views can be enjoyed over Cwm yr Eglwys to Newport Bay as well as Rural views to Carningli Mountain and Frenni Fawr. There is also a small elevated Paved Patio/Sun Terrace from where superb views can be enjoyed. In addition there is a Timber Garden Shed 8' x 6' and a Parking Space for One Vehicle.

Outside Electric Light adjacent to entrance door and 4 Outside Electric Lights adjacent to the walkway leading off the approach steps.

Services

Mains Water (metered supply). Water Rates are for the 2 Flats with Flat 3 paying 40% of the cost. Mains Electricity and Mains Drainage are connected. Economy 7 Heating (1 Storage Heater). 3 Electrically heated Towel Rails/Radiators. Loft Insulation.

Tenure

Leasehold – 999 years with some 960 years or so remaining.

Ground Rent

£10.00 per annum.

Maintenance Charge

Maintenance of Yet-yr-Hendy is undertaken on a when required basis with Top Flat being liable for 13.65% of the total charges.

Insurance

Top Flat is responsible for 13.65% of the cost of the Annual Insurance Premium for the entire Building i.e. Yet-yr-Hendy.

General Remarks

Top Flat, is situated in one of North Pembrokeshire's most sought after locations and is a Second Floor, Self Contained Flat which is ideally suited for Investment, Holiday Letting or even for early Retirement purposes. The Property has comfortable accommodation, in good decorative order throughout and has the benefit of a modern fitted Kitchen and Shower Room suite as well as uPVC double glazing and 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 sizeable sloping Garden together with a large Timber Decked Patio and a small Paved Patio area from where superb Coastal Sea Views can be enjoyed over Cwm yr Eglwys to Newport Bay as well as Rural views to Carn Ingli mountain to Frenni Fawr near Crymych. It has the benefit of Vehicle Parking Space which is adjacent to a concreted Plinth in front of the Garage. Is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

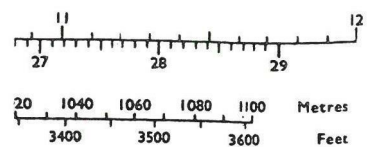
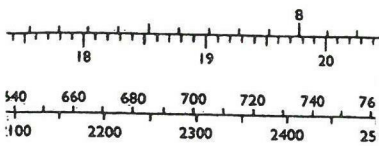
Directions

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. Top 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.



Top Flat, Yet yr Hendy, Cwm yr Eglwys,
Dinas Cross, Newport, Pembrokeshire.

PLAN NOT TO SCALE



- Site of antiquity
- Culvert
- Direction of water flow

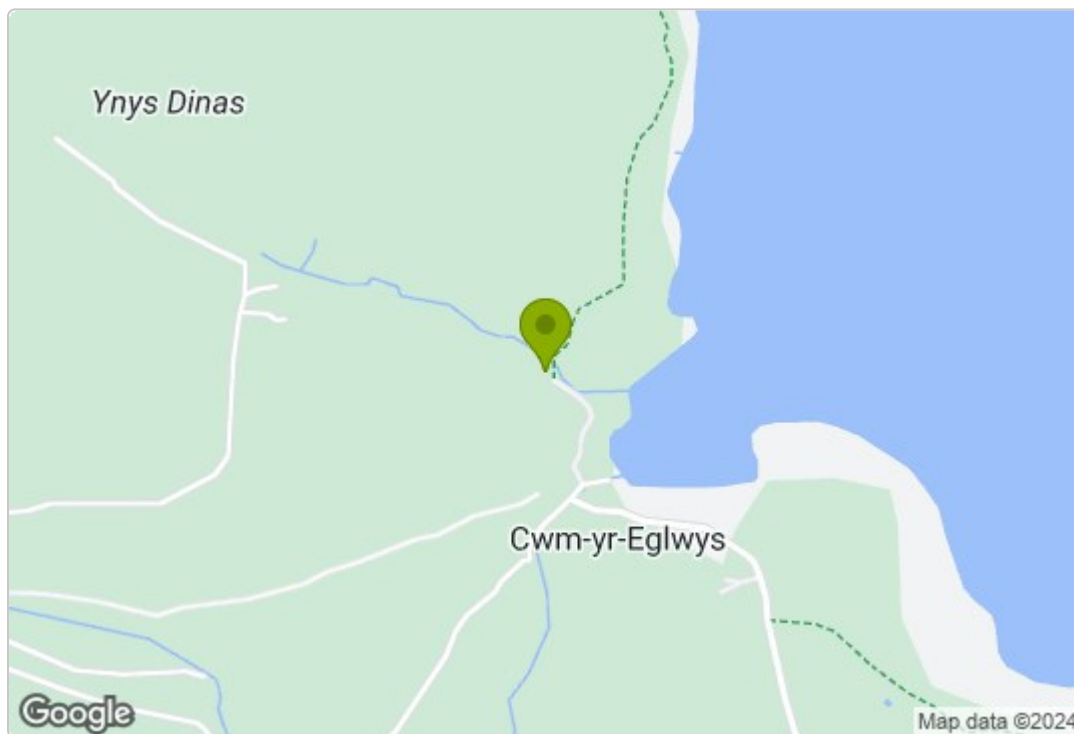
- E D Bdy
- Community (Wales)
- Electoral Division

- Scotland
- Ger
- C
- Burgh Bdy
- Dist Bdy

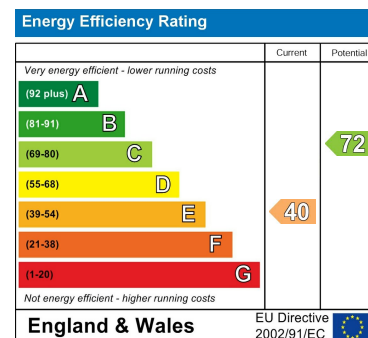
Ground Floor



Area Map



Energy Efficiency Graph



Council Tax Band - E

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