



4 Tower Hill, Brynhenllan, Dinas Cross, Newport, Pembrokeshire, SA42 0SE

Price Guide £345,000

- * A substantial 2 storey End of Terrace (of 4) Dwelling House.
- * Spacious 3/4 Reception, Kitchen, 4/5 Bedrooms, Shower Room and Bathroom accommodation.
- * Cellar Store and an Outside WC. Gas Central Heating. Single Glazed Windows.
- * Walled Forecourt with Lawned Areas and Flower Beds and a large Tarmacadamed and Ornamental Stone Hardstanding to side and rear allowing for Vehicle Parking and Turning together with Flowering Shrubs and a small Lawn.
- * Ideally suited for a Family, Retirement, Investment or for Letting purposes.
- * Although benefiting from Gas Central Heating the Property is in need of renovation, modernisation and refurbishment.
- *Early inspection strongly advised. Realistic Price Guide.

Situation

Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4 ½ miles west) and the Coastal Town of Newport (2 ½ miles east). Brynhenllan forms part of the village and is within half a mile or so of the Main A487 road in the centre of the village.

Dinas Cross has the benefit of a Petrol Filling Station/ Post Office/Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Cafe, Art Gallery/Cafe, a Village/Community Hall and a Licensed Restaurant at Pwllgwaelod.

The Pembrokeshire Coastline at Pwllgwaelod is within half 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, a Tourist Information Centre, Repair Garage, 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 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.

Brynhenllan is a popular residential area of the village of Dinas Cross which stands within half a mile or so of the well known beaches at Pwllgwaelod, Cwm-yr-Eglwys and

Aberbach.

4 Tower Hill is situated within half a mile or so of the centre of the village of Dinas Cross and 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 on your right 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 a third of a mile or so passing the Church on your left and a 100 yards or so further on, follow the road to the left. 100 yards or so further on, follow the road to the right and a short distance further on, turn right towards Tower Hill. Continue on this road for 100 yards or so and 4 Tower Hill is the last property on the right hand side of the road. 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, take the second turning on the right, signposted to Brynhenllan and Pwllgwaelod. Follow directions as above.

Description

4 Tower Hill comprises an End of Terrace (of 4) 2 storey Dwelling House of solid stone construction with mainly natural stone faced elevations and rendered and coloured roughcast elevations under a pitched slate roof. There is a single storey extension to the rear of the property of cavity brick construction with rendered and roughcast elevations with a pitched slate roof. Accommodation is as follows:-

Porch

With ceramic tile floor, dado rail, electricity meter and fusebox and a half glazed etched glass door to:-

Hall



14'3" x 6'3" (4.34m x 1.91m)

("L" shaped maximum). With fitted carpet, radiator, staircase to First Floor, ceiling light, understairs cupboard, 1 power point and doors to Snug, Shower Room, Sitting Room and:-

Parlour/Bedroom 5



13'0" x 11'2" (3.96m x 3.40m)

With fitted carpet, single glazed sash window, tiled open fireplace, open beam ceiling, ceiling light and 4 power points.

Sitting Room



14'7" x 11'5" (4.45m x 3.48m)

With fitted carpet, single glazed sash window, tiled open fireplace, double panelled radiator and 2 power points.

Shower/Utility Room



9'3" x 8'3" (2.82m x 2.51m)

With fitted carpet, radiator, open beam ceiling, single glazed sash window, white suite of WC, Wash Hand Basin and a Tiled Shower with low level glazed shower doors, shower curtain and rail and a Mira Advance electric shower, plumbing for automatic washing machine, part tile surround, chrome electrically heated towel rail/radiator, Vortice wall mounted electric heater, radiator, ceiling light and downlighter.

Snug/Television Room



10'11" x 8'5" (3.33m x 2.57m)

With fitted carpet, double panelled radiator, brick open fireplace, open beam ceiling, telephone point, 2 power points and door to:-

Living Room



22'0" x 12'6" (6.71m x 3.81m)

('L' shaped maximum) With fitted carpet, feature former heating/cooking range (not usable), built in cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), built in cupboard with electricity fuse box, 4 single glazed sash windows, ceiling light, double and single panelled radiators, access to Loft, 4 power points, door to Side Entrance Porch and door opening to:-

Kitchen



7'10" x 5'7" (2.39m x 1.70m)

With vinyl floor covering, single glazed window, range of fitted floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, half tiled walls, cooker recess, ceiling light, cooker box and 6 power points.

Side Entrance Porch

5'3" x 3'2" (1.60m x 0.97m)

With ceramic tile floor, coat hooks and an Oak door to Rear Garden and Car Parking Area.

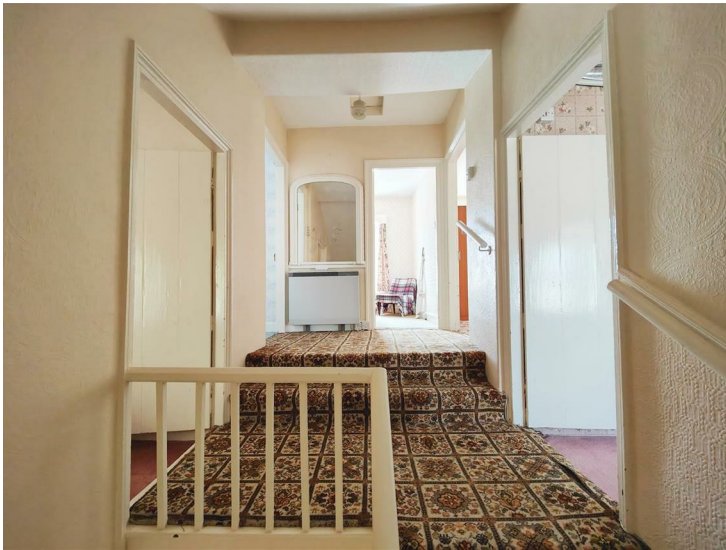
A staircase from the Hall gives access to a:-

Half Landing (Split Level)

With fitted carpet, built in cupboard and stair to:-

First Floor

Split Level Landing



8'10" x 6'2" (2.69m x 1.88m)

With fitted carpet, wall mirror, ceiling light, access to Loft and a Dimplex storage heater.

Bedroom 1



13'3" x 11'3" (4.04m x 3.43m)

(maximum) With fitted carpet, single glazed sash window, double panelled radiator, built in cupboard/wardrobe, ceiling light and 1 power point.

Bedroom 2 (Front)



13'5" x 9'5" (4.09m x 2.87m)

With fitted carpet, 2 single glazed sash windows, double panelled radiator, ceiling light and 1 power point.

Bedroom 3 (Front)



9'5" x 7'5" (2.87m x 2.26m)

With fitted carpet, double panelled radiator, single glazed sash window, ceiling light, pull switch and 1 power point.

Bedroom 4 (Rear)



11'6" x 8'4" (3.51m x 2.54m)

With fitted carpet, single glazed sash window with Venetian blinds, double panelled radiator, ceiling light, pullswitch and 1 power point.

Bathroom



9'6" x 8'2" (2.90m x 2.49m)

With fitted carpet, suite of panelled Bath, Wash Hand Basin and WC, double panelled radiator, single glazed sash window with venetian blinds, ceiling light, electric wall heater, part tile surround, wall mirror, towel rail, electric wall heater, mirror fronted bathroom cabinet and 1 power point.

Externally

There is a stone walled forecourt to the Property with 2 small Lawns, Flower Beds with Roses and a Pebbled Path. To the side and rear of the Property is a tarmacadamed hardstanding area allowing for ample Vehicle Parking and Turning Space as well as an Ornamental Stone Patio/Hardstanding, a small Lawned area and a border with Evergreen Bushes, Hydrangeas and Flowering Shrubs.

There is also a :-

Lower Ground Floor Cellar Store



with a pedestrian door giving access off the northern gable end of the Property.

There is also a former Outside WC (no water connected).

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

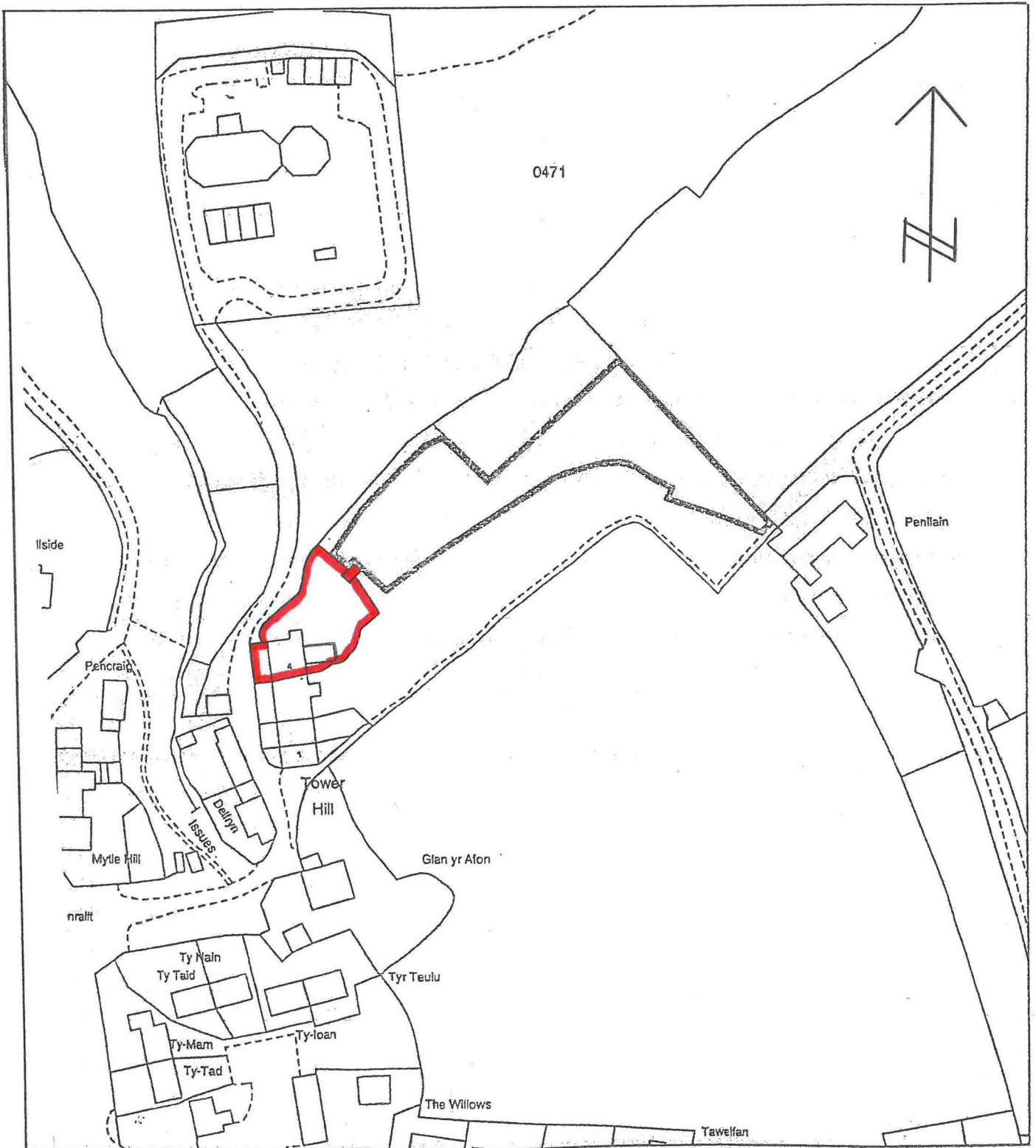
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Single Glazed Windows. Gas Central Heating. Broadband Connection. Telephone (subject to British Telecom regulations).

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

4 Tower Hill is a deceptively spacious End of Terrace 2 storey Dwelling House which stands in a popular, quiet residential area within half a mile or so of the centre of the village and the Main A487 Fishguard to Cardigan road. The Property benefits from Gas Central Heating, although it is now in need of some renovation, modernisation and refurbishment. There is a Walled Forecourt to the Property and to the rear is a good sized Tarmacadamed Hardstanding area allowing for Ample Vehicle Parking and Turning Space as well as an Ornamental Stone Patio Area, a small Lawn and Flowering Shrubs. It would be ideally suited for Family, Retirement, Investment or Holiday Letting on a when improved basis. It is offered 'For Sale' with a realistic Price Guide to reflect its present day condition. Early inspection strongly advised.



**4 Tower Hill,
Brynhenllan, Dinas Cross, Pembrokeshire**

**Scale 1/1250
Plan for Identification Purposes Only**

Floor Plan



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) A			<div style="border: 1px solid black; padding: 5px; text-align: center;">81</div>
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - E

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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