



Bryn y Garn, Dinas Cross, Newport, Pembrokeshire, SA42 0YB

Price Guide £259,000

*An attractive Semi Detached 2 storey Cottage Residence.

*Comfortable Sitting/Dining, Kitchen/Breakfast, Shower Room, 2 Bedrooms & Box/Store Room accommodation.

*Oil fired Rayburn Range. Economy 7 Heating. uPVC Double Glazing.

*Walled Forecourt together with a Private Rear Lawned Garden with Paved Patio and a large Lawn/Parking Area with a raised Barbecue/Patio with fire pit benefitting delightful rural views to Dinas Mountain.

*Ideally suited for a Couple, Small Family, Retirement or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide.

Situation

Bryn y Garn stands inset off the Main A487 Fishguard to Cardigan road and is a mile and a quarter or so west of the popular Coastal Village of Dinas Cross.

Dinas Cross being close by has the benefit of a good range of amenities and facilities including a Petrol Filling Station/Post Office/Store, 2 Public Houses, a Fish and Chip Shop Takeaway, Cafe, a Village/Community Hall and a Licensed Restaurant at Pwllgwaelod.

The Pembrokeshire Coastline are Aberbach 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 Pwllgwaelod, Cwm yr Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog Newport, Newport Sands, Ceibwr and Poppit Sands.

The well known Market Town of Fishguard is some 3 miles or so west and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, Petrol Filling Station/Store, a Cinema/Theatre and a Leisure Centre.

Fishguard Harbour being close by provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The County and Market Town of Haverfordwest is some 17 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 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.

Bryn y Garn is situated on the outskirts of the village of Dinas Cross and stands inset off the Main A487 Fishguard to Cardigan road.

Description

Bryn y Garn comprises a Semi Detached 2 storey Cottage of predominantly solid stone construction with natural stone faced and coloured stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch



5'0" x 5'0" approx (1.52m x 1.52m approx)
Being uPVC double glazed with ceramic tile floor and stable door to:-

Sitting Room



14'6" x 14'3" (4.42m x 4.34m)
With a laminate oak floor, multifuel stove on a slate hearth, natural stone walls, uPVC double glazed window, open beam ceiling, ceiling light, understairs storage cupboard, staircase to First Floor, 5 power points, TV aerial cable, carbon monoxide alarm, stable door to Kitchen and opening to:-

Dining Room



14'2" x 9'10" (4.32m x 3.00m)

With fitted carpet, open beam ceiling, uPVC double glazed window, natural stone walls, Dimplex wall mounted electric radiator, 2 power points, 2 ceiling spotlights and a ceiling light and pine door to:-

Shower Room



8'10" x 6'5" (2.69m x 1.96m)

('L' shaped maximum) With ceramic tile floor, uPVC double glazed window, ceiling light, fully tiled walls, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, chrome electrically heated towel rail/radiator, wall mirror, glass shelf, shaver light/point and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater on timeswitch.

Kitchen/ Breakfast Room



17'5" x 7'11" (5.31m x 2.41m)

With slate tile floor, range of fitted floor and wall cupboards, Granite worktops, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, natural stone and coloured stone walls, built in refrigerator, built in washing machine, Inglenook Fireplace with concealed light housing an oil fired Rayburn range (heating domestic hot water and cooking), 4 ceiling spotlight and a ceiling strip light, cooker box, 11 power points, electricity meter and consumer unit cupboard and a uPVC double glazed stable door to rear garden.

A staircase from the Sitting Room gives access to a:-

Split Level Half Landing

With fitted carpet and stairs to:-

First Floor

Landing

With fitted carpet, ceiling light and a painted tongue and groove clad ceiling.

Bedroom 1



15'4" x 10'3" (4.67m x 3.12m)

With fitted carpet, natural stone wall, 2 uPVC double glazed windows (affording delightful rural views), ceiling light, exposed beams, 4 power points and a wall mounted electric radiator.

Bedroom 2



15'5" x 10'3" (4.70m x 3.12m)

With a laminate wood floor, natural stone wall, uPVC double glazed window, exposed beams, wall mounted electric radiator, ceiling light and 4 power points.

Box/Store Room

5'2" x 4'1" (1.57m x 1.24m)

With fitted carpet, pine tongue and groove clad walls and ceiling, wall light, robe hook, hanging rail and shelf.

Externally

There is a walled forecourt to the Property with Ornamental Stone areas and a Yucca together with Flowering Shrubs. To the rear of the Property is a Paved Patio together with a Lawned Garden and a Rockery/Flower Border together with Flowering Shrubs, Fuschias and Fir Trees. Adjacent to the rear garden and to the side of the Property is a large predominantly Lawned

Area together with a Hardstanding which allows for ample Vehicle Parking and Turning Space. At the northern end is a raised Paved Patio/Barbeque Area with a Central Fire Pit from where delightful rural views can be enjoyed to Dinas Mountain.

Oil Tank. Outside Electric Light and Outside Water Tap.

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

Services

Mains Water and Electricity are connected. Drainage to a shared Septic Tank with adjoining property, Bryn Cottage. uPVC Double Glazing. Partial Economy 7 Electric Heating. Oil fired Rayburn Range and a Multifuel Stove. Telephone, subject to British Telecom Regulations. Broadband Connection.

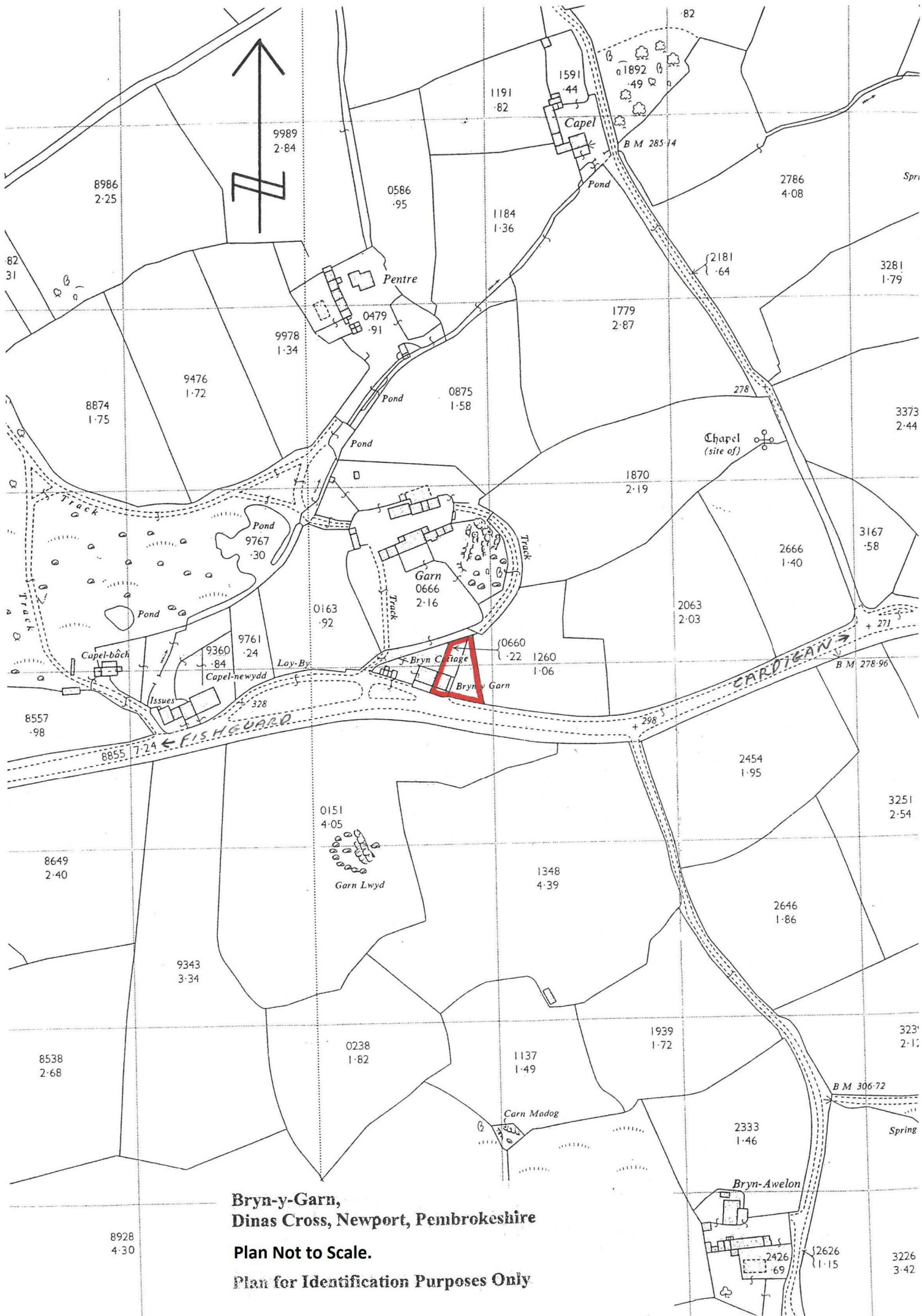
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Bryn y Garn is an attractive, double fronted Semi Detached 2 storey character Cottage residence which stands in a convenient location on the edge of this popular Coastal Village and within three quarters of a mile or so of the Pembrokeshire Coastline at Aberbach. The Property is in excellent decorative order and has a wealth of character together with Economy 7 Electric Heating and uPVC Double Glazing. In addition, it has good sized gardens as well as ample Off Road Vehicle Parking and Turning Space and a large Lawned Area to the side from where delightful rural views can be enjoyed to Dinas Mountain. It is ideally suited for a Couple, Small Family, Retirement or for Holiday Letting and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.





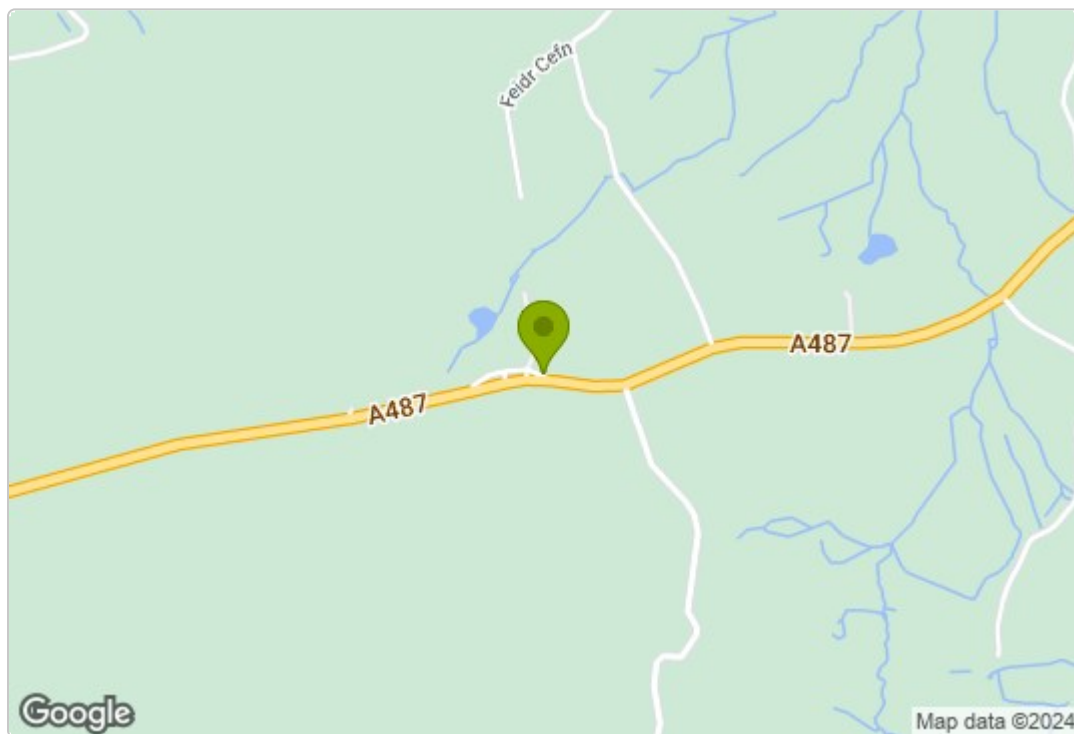
**Bryn-y-Garn,
Dinas Cross, Newport, Pembrokeshire**

Plan Not to Scale.

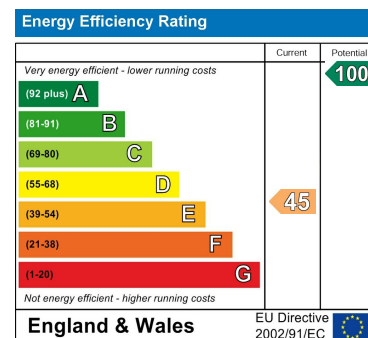
Plan for Identification Purposes Only

Floor Plan

Area Map



Energy Efficiency Graph



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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