



Bryn Ioan, Brynhenllan, Dinas Cross, Newport, Pembrokeshire, SA42 0SE

Price Guide £725,000

* Under Construction at present, an attractive Detached character 2 storey Modern Residence which stands within half a mile or so by road of the N. Pembs Coastline at Aberbach, Pwllgwaelod and Cwm Yr Eglwys.

* The Property is being traditionally built and will have the benefit of 2/3 Reception Rooms, 3/4 Bedrooms, 3 Bath/Shower Room, Kitchen/Diner and Utility Room Accommodation benefitting from Gas Central Heating. Hardwood (Accoya) painted Double Glazed Windows and Doors, Cavity Wall, Roof and Floor Insulation.

* In addition, it will have the benefit of Integral Garage as well Off Road Vehicle Parking Space to the fore.

* There will be a Paved/Concrete Path surround to the Property and to the rear will be a good sized South facing Lawned Garden together with Paved Patios.

* Distant Coastal Sea Views to Fishguard Bay can be enjoyed from the Property.

* Rarely do New Build Properties of this Nature appear on the Open Market on the North Pembrokeshire Coastline and the opportunity to purchase should not be missed.

Situation

Brynhenllan is situated within a half a mile or so of the centre of the village of Dinas Cross and the Main A487 Fishguard to Cardigan Road and is within half a mile or so of the North Pembrokeshire Coastline at Pwllgwaelod, Cwm-yr-Eglwys and Aberbach.

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).

Dinas Cross has the benefit of 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, an Art Gallery/Tea Room, a Village/Community Hall, a Cafe 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 Post Office, Tourist Information Centre, 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 good Bakery, 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. There is also a

good Bus Service along the Main A487 road north east to Cardigan and Aberaeron, west to Fishguard and south along the Main A40 to Haverfordwest.

Bryn loan stands in a quiet location within half a mile or so of the centre of the village and the majority of its amenities.

Directions

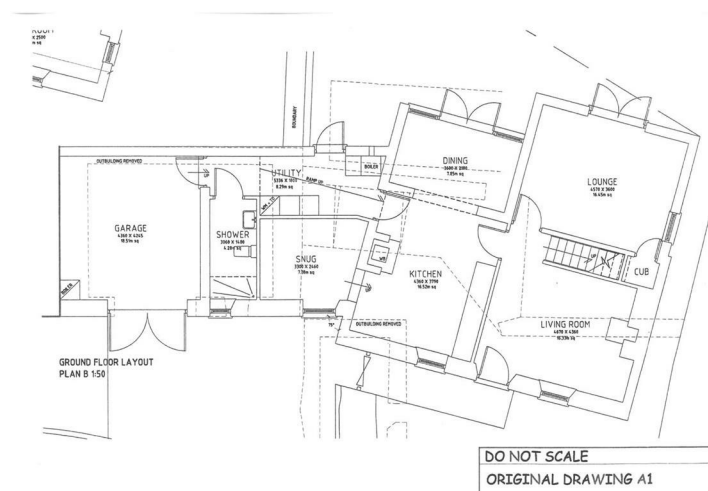
From Fishguard take the Main A487 road east for some 4.5 miles and in the centre of the village of Dinas Cross, proceed past the Petrol Filling Station/Store and a 100 yards or so further on take the turning on the left, signposted to Brynhenllan and Pwllgwaelod. Continue on this road for some 600 yards or so and follow the road to the left. A 100 yards or so further on, bear right in the direction of Pwllgwaelod and some 70 yards or so further on, take the first turning on the left just prior to the Chapel. Continue on this road for a further 50 yards or so and Bryn loan is situated on the left hand side of the road, just prior to a very small Caravan Site (3 Caravans). 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 Pwllgwaelod and Brynhenllan. Follow directions as above.

Description

Bryn loan is a Detached 2 storey Dwelling House of cavity concrete block construction with stone faced front elevation and rendered side and rear elevations under a pitched natural slate roof. Proposed accommodation is as follows:-

GROUND FLOOR



Living Room

15'3" x 14'3" (4.67 x 4.36)

With a solid Oak staircase to First Floor and doors to Kitchen and:-

Lounge

14'11" x 11'9" (4.57m x 3.60)

With double glazed window and double glazed French Doors to rear Garden.

Kitchen (Fully Fitted)



14'3" x 12'5" (4.36 x 3.79)

With double glazed window, Oak door to Utility Room and openings to Snug/Bedroom 4 and:-

Dining Room

11'9" x 7'1" (3.60 x 2.18)

With double glazed French Doors to rear Garden.

Snug/Bedroom 4

10'9" x 7'8" (3.30 x 2.36)

With double glazed Window.

Utility Room

17'6" x 5'10" (5.34 x 1.80)

With Oak doors to rear Garden, Garage and:-

Shower Room

10'0" x 4'7" (3.06 x 1.40)

With double glazed window.

First Floor

Landing

Bedroom 1

14'3" x 12'5" (4.36 x 3.79)

With Oak door to:-

En Suite Bathroom

13'5" x 7'1" (4.11 x 2.16)

With double glazed window.

Bedroom 2

15'3" x 8'2" (4.67 x 2.50)

With 2 double glazed windows.

Bedroom 3

11'4" x 8'6" (3.47 x 2.61)

With double glazed window.

Walk in Airing Cupboard

8'6" x 3'3" (2.61 x 1.00)

Bathroom

11'0" x 5'1" (3.37 x 1.56)

With double glazed window and white suite of Bath, Wash Hand Basin and WC.

Externally

Adjoining the Property is a:-

Garage

14'3" x 13'10" (4.36 x 4.24)

With Hardwood (Accoya) painted double doors and an Oak door to Utility Room.

N.B.

All measurements are approximate only.

Directly to the fore of the Garage will be a hardstanding area which would allow for additional Vehicle Parking space. To the fore of the Property will be a Grassed/Lawned Garden. There will be a Concrete/Paved Path surround to the Dwelling House and to the rear there will be a Porcelain Tile Patio and an elevated Lawned Garden with a Paved Patio/Sitting area. Sea views can be enjoyed from the rear garden.

Outside Electric Lights, Outside Power points and Outside Water Tap.

The boundaries of the Property are bounded in red on the attached Block Plan to the Scale of 1/200.

Elevation Drawings to the Scale of 1/100 as well as Ground and First Floor Layout Plans of the accommodation to the Scale of 1/50 are also attached.

Services

Main Water (metered supply), Electricity, Gas and Drainage are connected.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

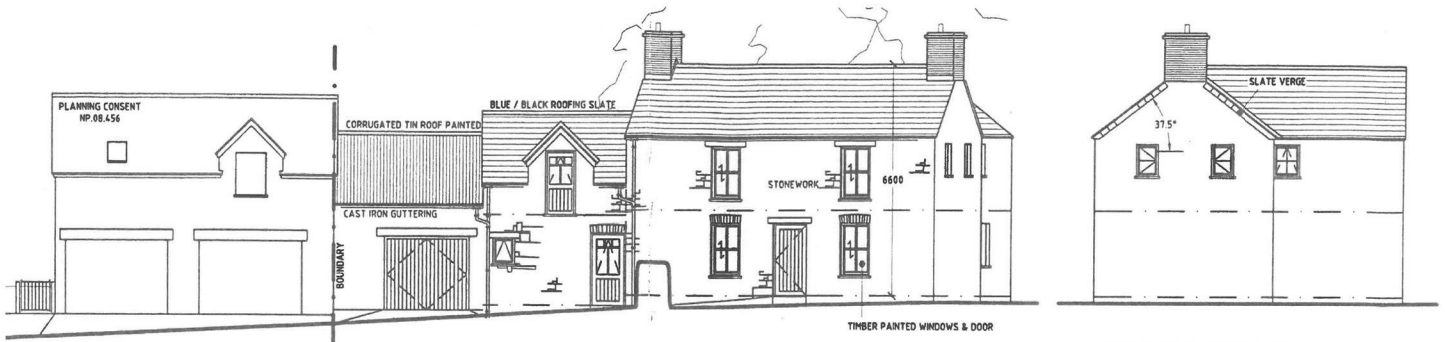
Vehicular and Pedestrian Access Rights of Way exist in favour of Bryn Ioan (the Building Plot) over the hardsurfaced lane which leads off the Council Maintained District Road leading to Pwllgaelod.

NHBC

Bryn Ioan will have the benefit of a NHBC 10 Year Building Certificate.

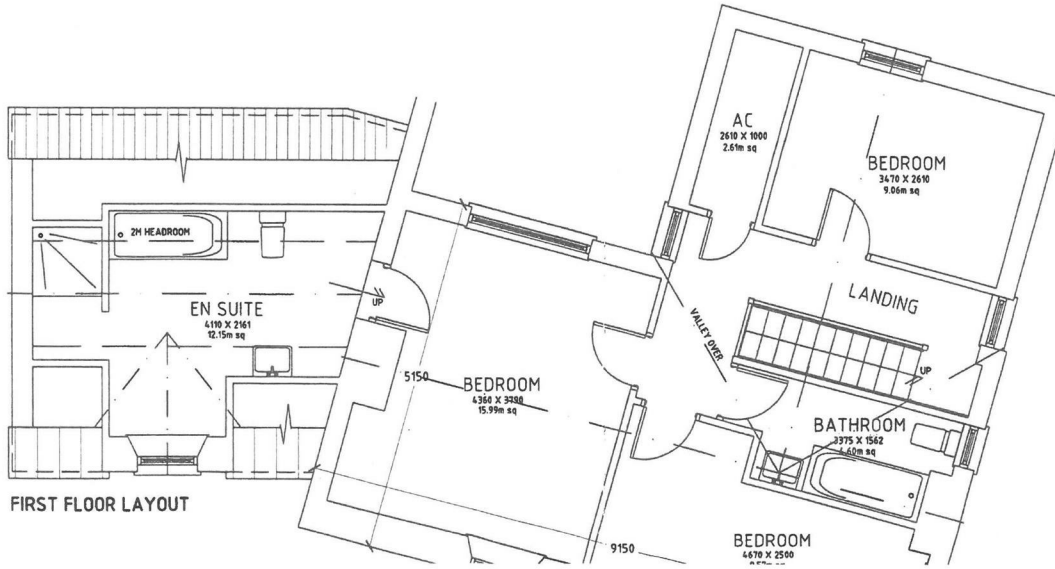
Remarks

Bryn Ioan is an expectational Detached 2 Storey Modern Dwelling House which is being built and finished to an extremely high standard by a Local Builder Ian Fletcher & Son. The Property will have the benefit of 3/4 Reception Rooms, Fully fitted Kitchen, Utility Room, 3/4 Bedrooms and 3 Bathroom (one En Suite) Accommodation benefitting from Gas Central Heating, Hardwood (Accoya) Double Glazed Windows and Doors and cavity Wall, Roof and Floor Insulation. In addition it will have the benefit of Integral Garage as well as Off Road Vehicle Parking to the fore and as well as a Private South Facing rear Lawned Garden together with Paved Patios from where distant Coastal Sea Views can be enjoyed over Fishguard Bay. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly recommended.



**NORTH EAST STREET ELEVATION.
ELEVATIONS B 1:100**

NORTH WEST ELEVATION



FIRST FLOOR LAYOUT



SOUTH WEST ELEVATION



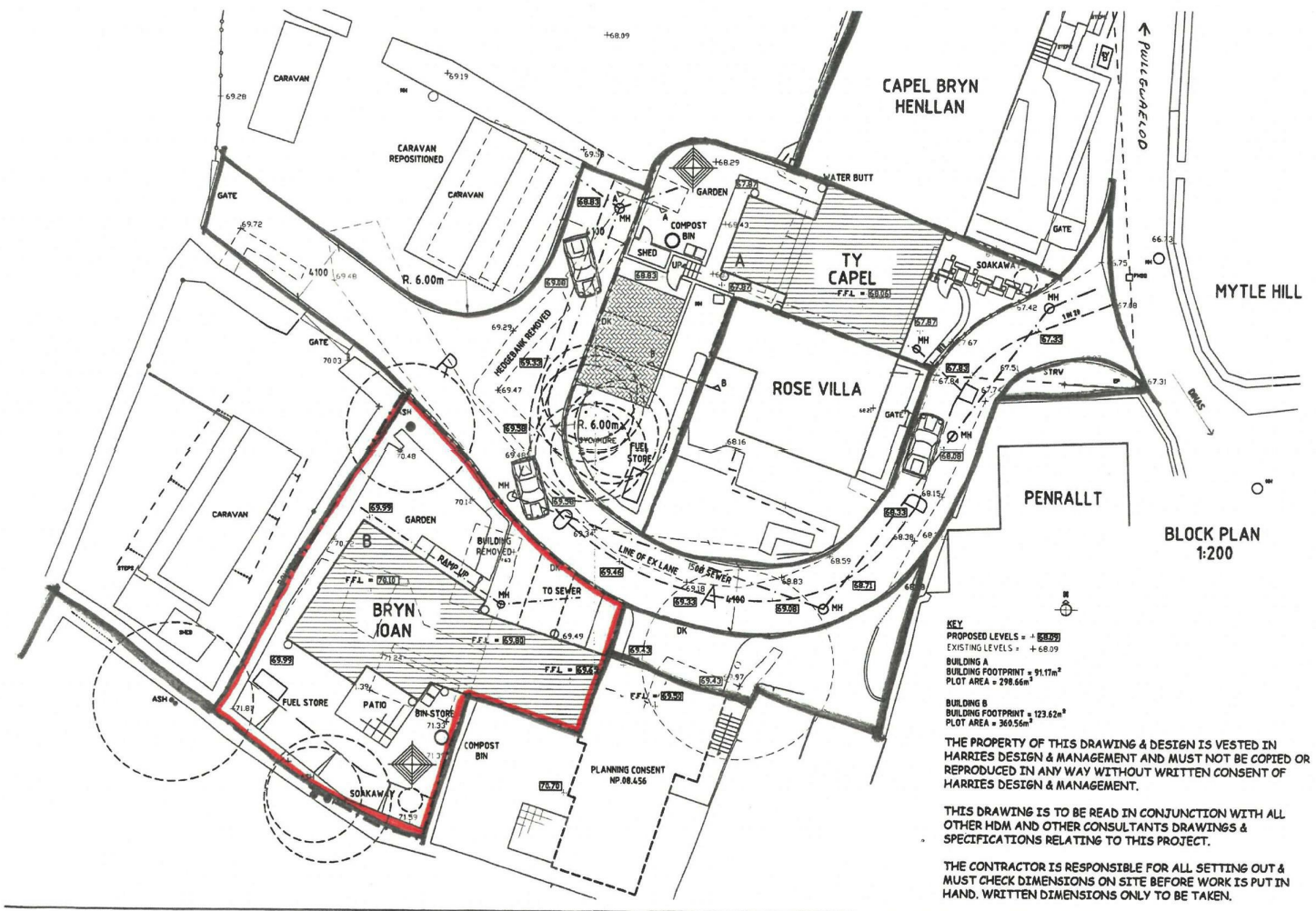
SOUTH EAST ELEVATION

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THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND. WRITTEN DIMENSIONS ONLY TO BE TAKEN.

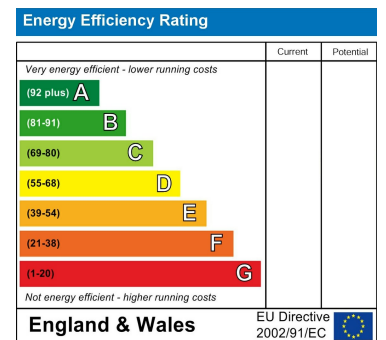
REV.	DATE	COMMENTS



Area Map



Energy Efficiency Graph



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