

6 Maes Y Ffynnon, Dinas Cross, Newport, Pembrokeshire, SA42 0UJ

Price Guide £220,000

*An attractive Ex Local Authority Semi Detached 2 storey Dwelling House.

*Comfortable 1 Reception, Kitchen/Diner, Cloakroom, 3 Bedrooms and Bathroom accommodation.

*Gas Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation.

*Good sized, easily maintained Front, Side and Rear Gardens with Lawned areas, Concreted and Ornamental Stone Patio Areas, Flowering Shrubs, Roses etc.

*Brick built Outbuilding 13'9" x 5'9" with drainage connected and potential as a Utility Shed, Workshop or the like.

*Ideally suited for First Time Buyers, a Family, Retirement or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide. Local Occupancy Restriction Applies.

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 Petrol Filling Station/Post Office/Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Village/Community Hall, a Cafe and a Licensed Restaurant at Pwllgwaelod. 6 Maes y Ffynnon is situated within 350 yards or so of the centre of the Village and the majority of it's amenities.

The Pembrokeshire Coastline at Pwllgwaelod is within a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Aber Bach, Cwm-yr-Eglwys, Aberfforest, Aber Rhigion, Cwm, The Parrog and Newport 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 Market 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 Post Office, Library, a Memorial/Community Hall, a 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, Post Office, Library, Supermarkets and a Leisure Centre.

Maes y Ffynnon is a residential Cul-de-Sac of 8 properties which stands on the eastern edge of this popular Coastal Village.

Directions

From Fishguard take the Main A487 road east for some 4.5 miles and proceed through the village of Dinas and on leaving the village take the last turning on the left into Maes y Ffynnon. Number 6 is situated in the top right hand corner. A 'For Sale' board is erected on site.

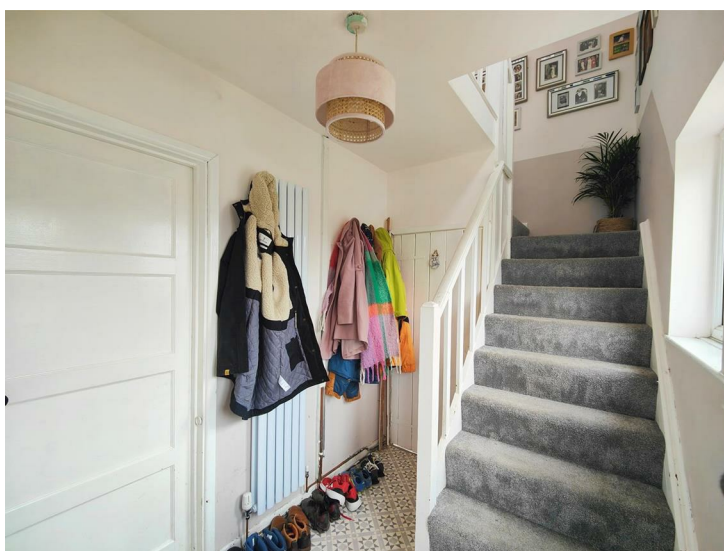
Alternatively from Cardigan take the Main A487 road south west for some 13 miles and on entering the village of Dinas Cross take the first turning on the right (just prior to Dinas Country Club turning) into Maes y Ffynnon. Follow directions as above.

Description

6 Maes y Ffynnon comprises a Semi Detached 2 storey Dwelling House of cavity brick construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall



With vinyl floor covering, coat hooks, electricity meter and consumer unit, designer vertical radiator, uPVC double glazed window, 2 power points, staircase to First Floor, doors to Sitting Room, Kitchen/Dining Room and:-

Cloakroom

With vinyl floor covering, suite of Wash Hand Basin in a vanity surround and WC, tile splashback, wall mirror, wall light, uPVC double glazed window, toilet roll holder and robe/towel hook.

Sitting Room



12'4" x 9'7" (3.76m x 2.92m)

With fitted carpet, tiled open fireplace, uPVC double glazed window, picture rail, wiring for Satellite TV, double panelled radiator, telephone point, ceiling light and 6 power points.

Kitchen/Dining/Living Room



22'6" x 14'11" maximum (6.86m x 4.55m maximum)
With vinyl floor covering, double and single panelled radiators, 2 uPVC double glazed windows, uPVC double glazed patio door to rear garden, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, built in Candy (electric) Single Oven/Grill, Hotpoint 4 ring Gas Cooker Hob, Cooker Hood, Breakfast Bar, appliance point, 15 power points (3 concealed), plumbing for automatic washing machine, concealed Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light and 4 downlighters.

A staircase from the Hall gives access to a:-

Half Landing (split level)

With fitted carpet and stairs to:-

First Floor

Landing



12'6" x 5'4" (3.81m x 1.63m)
('T' shaped maximum) With fitted carpet, access to an Insulated Loft, uPVC double glazed window (affording

delightful rural views), double panelled radiator, 2 power points, ceiling light and a built in Airing/Linen Cupboard with shelves.

Bathroom



6'11" x 5'11" maximum (2.11m x 1.80m maximum)
With vinyl floor covering, radiator, white suite of panelled Bath, Wash Hand Basin and WC, Mira 415 thermostatic shower over bath, shower curtain and rail, fully tiled walls, uPVC double glazed window and ceiling light.

Bedroom 1 (Front)



12'11" x 9'3" maximum (3.94m x 2.82m maximum)
With fitted carpet, feature tiled fireplace, picture rail, ceiling light, telephone point, 4 power points, double panelled radiator and a uPVC double glazed window (affording delightful rural views).

Bedroom 2



11'10" x 10'6" maximum (3.61m x 3.20m maximum)
With fitted carpet, tiled feature fireplace, picture rail, 5 power points, ceiling light, built in wardrobe, double panelled radiator and a uPVC double glazed window (affording delightful rural and distant sea views).

Bedroom 3



10'6" x 8'2" (3.20m x 2.49m)
With fitted carpet, picture rail, radiator, uPVC double glazed window (affording delightful rural and distant sea views), ceiling light and 4 power points.

Externally

Directly to the fore of the Property is a small Lawned Garden with Paving Steps, Flowering Shrubs and Roses. There is a concrete path surround to the Property and to the side is a good sized triangular shaped Lawned Garden with Flowering Shrubs from where delightful rural views can be enjoyed to Carningli Mountain. To the rear of the Property is a triangular shaped Lawned Garden with Flowering Shrubs, Ornamental Stone Areas and a Concreted Patio.

Outside Electric Light and an Outside Water Tap.

There is also a:-

Multipurpose Building

13'9" x 5'9" (4.19m x 1.75m)

Of brick construction with rendered and coloured elevations under a felted reinforced concrete roof. This building has plumbing for a WC and it would be ideally suited as a Utility Shed or a Workshop/Garden Shed.

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

Services

Mains Water, Electricity, Gas and Drainage are connected. uPVC Double Glazed Windows and Doors. Loft Insulation. Gas fired Central Heating. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Restrictions

The Property carries an Occupancy Restriction limiting the sale of the Property to parties who have resided in the old county of Dyfed i.e. Pembrokeshire, Cardiganshire or Carmarthenshire for at least 3 or more years.

Planning

Planning Permission was granted in January 2021 for a single storey side extension to the Property. Application Number NP/20/05570/FUL. Copies of the Planning Permission and Extension Plans are available upon request.

Remarks

6 Maes y Ffynnon is a comfortable Semi Detached 2 storey (Ex Local Authority) Dwelling House which stands on the edge of this popular coastal village from where delightful rural views can be enjoyed towards Carningli Mountain as well as distant Sea Views from the First Floor Accommodation. The Property has the benefit of Gas fired Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. In addition, it has sizeable easily maintained Front, Side and Rear Lawned Gardens together with Flowering Shrubs, Roses and both Ornamental Stone and Concreted Patio Areas. It is ideally suited for First Time Buyers, Family, Retirement or for Permanent Letting and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

HEIGHTS IN METRES

AES No 1 E.D

No 13 WARD



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Dinas Cross, Newport, Pembrokeshire**

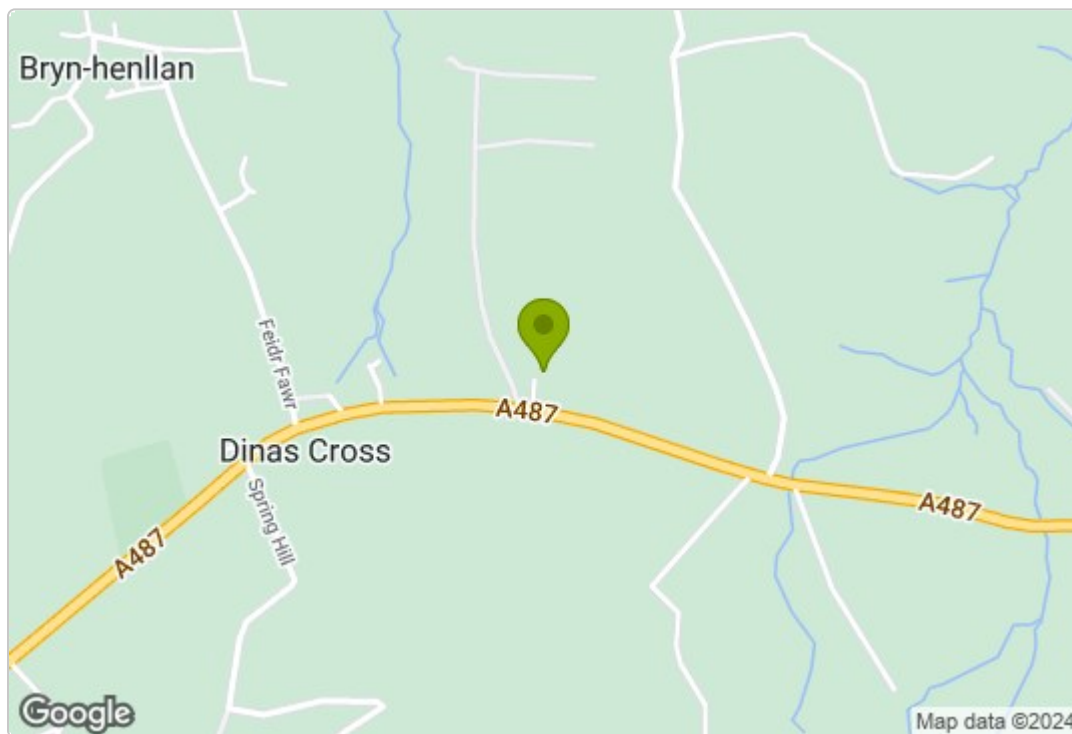
Plan Not to Scale.

Plan for Identification Purposes Only

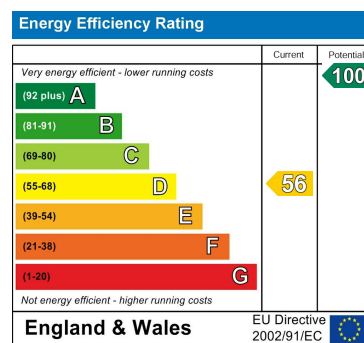
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - C

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