



Efo'r Garn, Dinas Cross, Newport, SA42 0XP

**Price Guide £299,950**

- \* An attractive Semi Detached 2 storey Victorian Dwelling House.
- \* Comfortable 2 Reception, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom accommodation.
- \* Oil Central Heating, mainly Double Glazed and Loft Insulation.
- \* Lean-to Garage and Off Road Parking for 2/3 Vehicles.
- \* Wall and Rail Forecourt and a good sized rear Lawned Garden with Flowering Shrubs and Fruit Trees.
- \* Ideally suited for Family, Retirement, Investment or for Holiday Letting.
- \* Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Efo'r Garn stands inset off the Main A487 Fishguard to Cardigan road and is within half a mile or so of the centre of the popular Coastal Village of Dinas Cross and the majority of it's amenities.

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 half 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 4 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, Repair Garages, 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 18 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, Petrol Filling Stations, Repair Garages, a 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.

Efo'r Garn is situated on the western fringes of the village of Dinas Cross and stands inset off the Main A487 Fishguard to Cardigan road.

## DIRECTIONS

From Fishguard, take the Main A487 Road east for some 3.5 miles and upon entering the village of Dinas Cross, proceed through the village for approximately a third of a mile and Efo'r Garn is situated on the right hand side of the road, some 300 yards or so prior to the Tennis Court. A "For

Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and proceed through the village of Dinas Cross passing the Tennis Court on your left and some 300 yards or so further on, Efo'r Garn is situated on the left hand side of the road. A "For Sale" Board is erected on site.

## DESCRIPTION

Efo'r Garn comprises a Semi Detached 2 storey Dwelling House of mainly solid stone construction with rendered and coloured elevations and coloured stone faced elevations under a pitched composition slate roof. There is a single storey extension to the rear of the Property with a pitched composition slate roof. Accommodation is as follows:-

**Half Glazed (Double Glazed) Entrance Door to:-**

### Hall



23'4" x 6'5" (7.11m x 1.96m)

With fitted carpet, radiator, coved ceiling, ceiling light, telephone point, staircase to First Floor, understairs cupboard with shelf and electric light and doors to Kitchen/Breakfast Room, Dining Room and:-

## Sitting Room



15'3" x 14'7" (4.65m x 4.45m) (maximum). With fitted carpet, Cast Iron fireplace with a painted Pine surround and a Slate hearth housing a L.P Gas coal effect fire, 2 alcoves, double panelled radiator, coved ceiling, ceiling light, double glazed bay window and 6 power points.

## Dining Room



13'3" x 11'7" (4.04m x 3.53m) (maximum). With solid Oak floorboards, Marble open fireplace with Oak surround housing a coal effect Electric fire, double glazed window, coved ceiling, ceiling light, 4 power points and 2 alcoves (one with bookshelves).

## Kitchen/Breakfast Room



25'8" x 14'1" (7.82m x 4.29m) ("L" shaped maximum). With ceramic tile floor, range of fitted light Oak floor and wall cupboards, built in Indesit Electric Single Oven/Grill and a Beko 4 ring LP Gas Cooker Hob, Cooker Hood, 3 double glazed windows (one uPVC double glazed), part tiled surround, concealed worktop lighting, plumbing for automatic washing machine, central heating thermostat control, 12 power points, 3 ceiling spotlight and a 4 ceiling spotlight, inset single drainer stainless steel sink unit with mixer tap and a half glazed stable door to:-

## Rear Porch (Hardwood Single Glazed)

7'0" x 4'3" (2.13m x 1.30m)

With vinyl floor covering, wall light, shelving and door to rear Garden.

A staircase from the Hall gives access to a:-

## Three Quarter Landing

With fitted carpet, 2 power points, a short flight of stairs to First Floor Landing and a 15 pane glazed door to the:-

## Bathroom

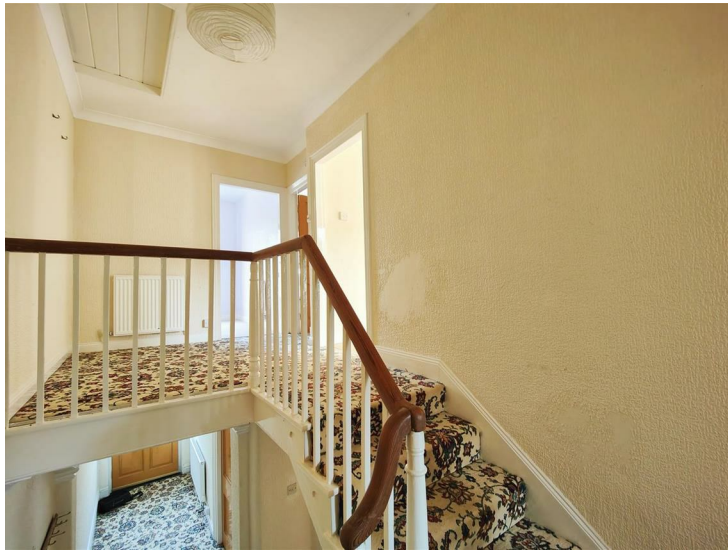


14'10" x 8'0" (4.52m x 2.44m)

With radiator, 2 double glazed windows, ceiling light, white suite of panelled Bath, Wash Hand Basin and WC, Mira Excel Thermostatic Shower over Bath, Linen Cupboard with shelves, Airing Cupboard with radiator and shelves, Pine tongue and groove clad ceiling, part tile surround, 2 toilet roll holders, shelf, wall mirror, shaver light/point, towel ring and soap dish.

## First Floor

## Landing



9'8" x 7'6" (2.95m x 2.29m)  
("L" shaped maximum). With fitted carpet, ceiling light, 2 power points, radiator and access to an Insulated Loft.

## Bedroom 1



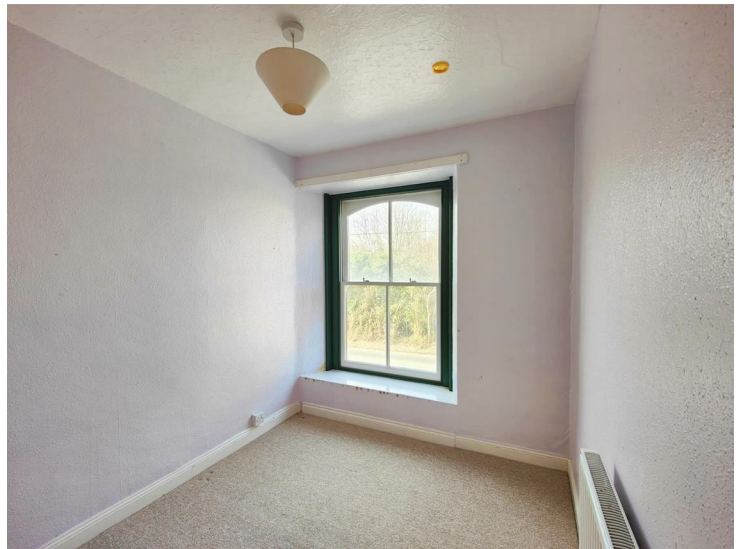
13'0" x 11'6" (3.96m x 3.51m)  
(maximum). With fitted carpet, cove ceiling, double glazed sash window, double panelled radiator, ceiling light and 1 power point.

## Bedroom 2 (rear)



13'10" x 10'9" (4.22m x 3.28m)  
With fitted carpet, 2 power points, uPVC double glazed sash window, coved ceiling, ceiling light, wiring for Satellite TV and a double panelled radiator.

## Bedroom 3 (front)



8'3" x 7'3" (2.51m x 2.21m)  
With fitted carpet, double glazed sash window, robe hook, ceiling light, radiator and 1 power point.

Adjoining the Property is a:-

## Lean-to Garage



26'5" x 9'1" (8.05m x 2.77m)

Of concrete block construction with a corrugated cement fibre roof. It has a single glazed window, part glazed folding wooden doors, electric light, 2 power points and a pedestrian door to rear Garden.

There is a wall and rail forecourt to the Property with a Conifer and Shrub Border and to the side are concreted and gravelled hardstanding areas allowing for ample Off Road Vehicle Parking Space. To the rear of the Property is a good sized, south facing Lawned Garden with Concreted Patio areas, Flowering Shrubs, Rhododendrons, Hydrangeas, Flower and Shrub Borders, a Fish Pond with Waterfall and an Apple Tree. In addition, there is a:-

## Greenhouse



10'0" x 8'0" (3.05m x 2.44m)

and a:-

## Tool Shed

Outside Water Tap. Worcester External Oil Combination Boiler (heating domestic hot water and firing central heating). 1, 235 Litre Bunded Oil Tank.

## SERVICES

Mains Water, Electricity and Drainage are connected. Mainly Double Glazed. Oil Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

## TENURE

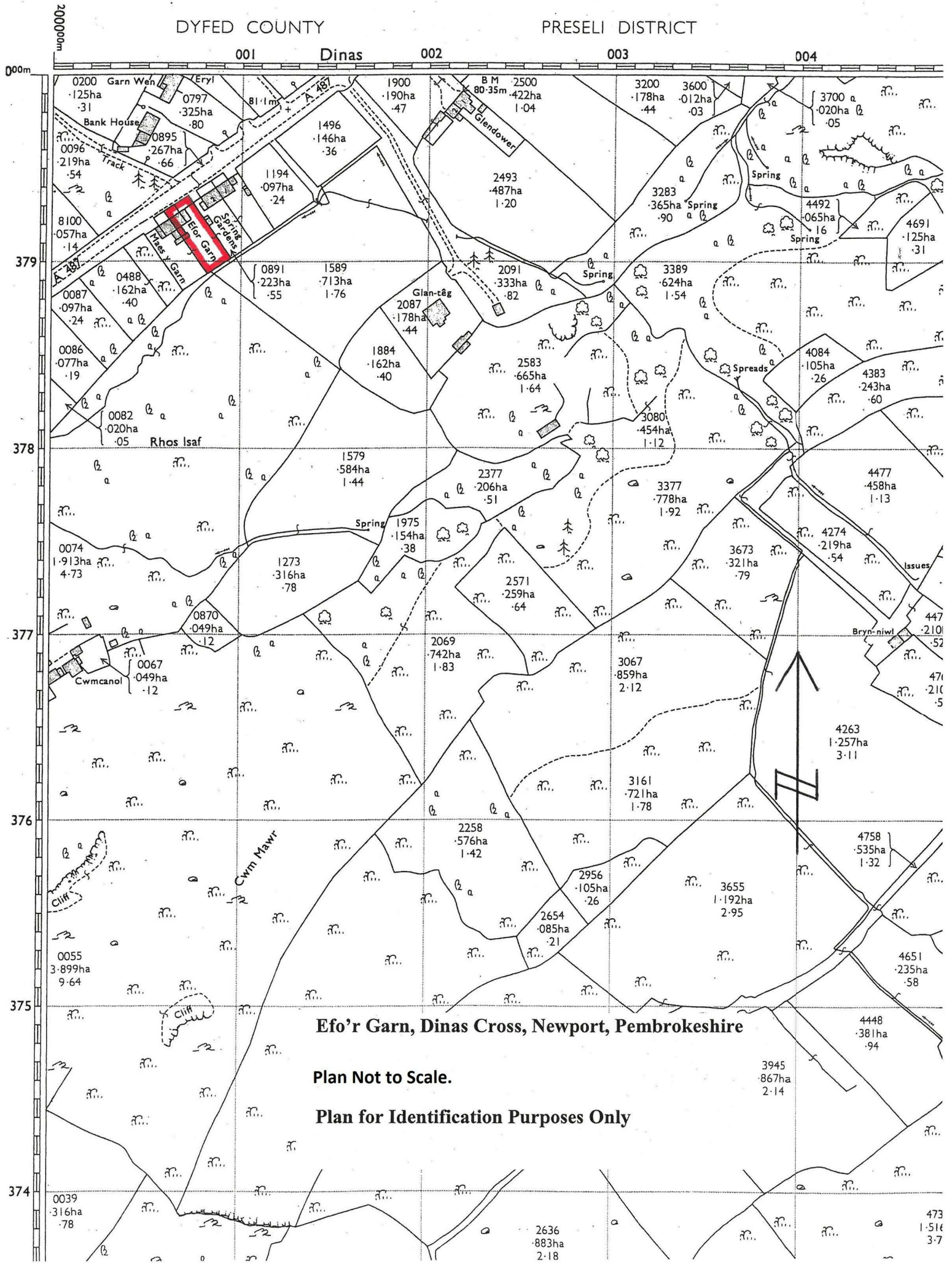
Freehold with Vacant Possession upon Completion.

## REMARKS

Efo'r Garn is a comfortable, Semi Detached 2 storey Dwelling House which stands in a convenient location in this popular Coastal Village and being ideally suited for Family or Retirement purposes. The Property is in good decorative order throughout benefiting from Oil Central Heating, Double Glazing and Loft Insulation. In addition, it has a good sized Garage as well as off Road Parking for 2/3 Vehicles.. There is a wall and rail forecourt to the Property and to the rear is a good sized, south facing landscaped Garden with Lawned areas, Flowering Shrubs, a Fish Pond with Waterfall and an Apple Tree. In order to appreciate the qualities of the Property and indeed, the full extent of accommodation and also the gardens, inspection is essential and strongly advised. Realistic Price Guide.

DYFED COUNTY

PRESELI DISTRICT



**Efo'r Garn, Dinas Cross, Newport, Pembrokeshire**

**Plan Not to Scale.**

**Plan for Identification Purposes Only**

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2636 883ha 2.18

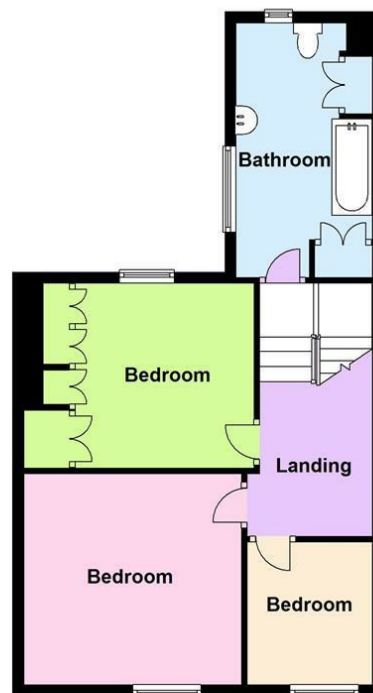
473 1.516 3.7

# Floor Plan

## Efo'r Garn - Ground Floor

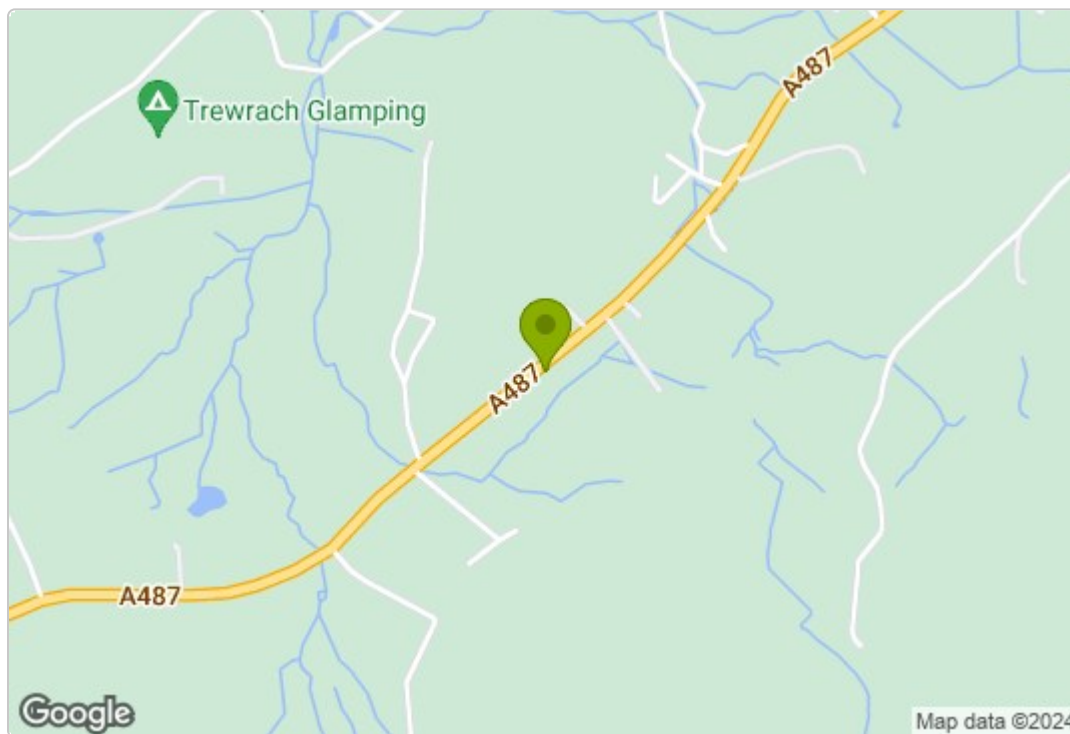


## Efo'r Garn - First Floor



Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.  
Plan produced using The Mobile Agent.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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