

*Deceptively spacious 3 bed detached home set within commodious plot with off road parking, useful detached garage and workshop. Walking distance to village amenities and nearby beaches. Dinas Cross Near Newport/Fishguard. West Wales.*



**Myrtwydd, Dinas Cross, Newport, Pembrokeshire. SA42 0UR.**

**£367,500**

**Ref R/4663/RD**

**\*\*Deceptively spacious 3 bed detached dwelling\*\*Set within a large plot\*\*Walking distance to village amenities, nearby beaches and coastal path\*\*Useful detached garage and workshop with ample off road parking\*\*Ideal home working opportunity\*\*Spacious standard of living accommodation\*\*Original character home with modern upgrades\*\*2 bathrooms\*\*Private garden\*\*Enjoying a south/west aspect\*\*AN IMPRESSIVE COASTAL PROPERTY THAT MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the village of Dinas Cross offering a good level of local amenities and services including village shop, fish and chip shops, public houses, places of worship, active community hall, petrol station and good public transport connectivity along the West Wales coastline. The nearby public footpath leads to the picturesque fishing hamlet of Cwm Yr Egwlys with its popular beach. The property is some 5 minutes to the nearby village of Newport with its Parrog long sandy beach, championship golf course, independent shops and high street offerings. One of the coastal gems along the Cardigan Bay coastline. The harbour town of Fishguard is within a 10 minutes drive of the property offering a wider range of local amenities and services including comprehensive school, mini supermarkets etc. The larger centres of Cardigan and Haverfordwest are all within 30 minutes drive of the property.



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## GENERAL

An impressive and spacious 3 bedroom detached property set within a large plot within this popular coastal village.

The property has been fully refurbished in recent times, providing well thought out extensions and modernisations providing complimentary character and modern touches.

Externally, the property is set within a large plot with an useful garage and workshop to the rear as well as south/west facing garden accessed from feature patio doors from the living space and bedroom.

ALL IN ALL A WONDERFUL COASTAL PROPERTY, PRICED TO SELL AND MUST BE VIEWED TO BE APPRECIATED.

The accommodation provides as follows -

## GROUND FLOOR

### Entrance Hallway

5' 7" x 4' 3" (1.70m x 1.30m) accessed via glass panel uPVC door, wood effect flooring, access to -



### Utility/Shower Room

8' 1" x 5' 5" (2.46m x 1.65m) with walk in 1200 mm shower with side glass panel, radiator, WC, single wash hand basin, washing machine connection, wood effect flooring.



### Kitchen

11' 10" x 11' 2" (3.61m x 3.40m) with a range of wooden base and wall units, oak worktop, gas hobs with extractor over, double oven and grill, space for free standing fridge freezer, radiator, side window, breakfast bar with seating area, oak flooring, open plan into-







### Dining Room

16' 11" x 10' 3" (5.16m x 3.12m) with oak flooring, space for 6+ persons table, 2 windows to side, open staircase to first floor, corner desk/work station, open plan into -



### Lounge

19' 4" x 12' 8" (5.89m x 3.86m) with feature patio door to south/west facing patio and garden area, oak flooring, side window, multiple sockets, radiator, tv point.





### Inner Hallway

with access to -



### Ground Floor Bedroom 1

11' 9" x 10' 0" (3.58m x 3.05m) a large double bedroom space with rear patio door to garden, side window, radiator, oak flooring, multiple sockets.



### Shower Room

11' 11" x 12' 1" (3.63m x 3.68m) with an enclosed shower, wood effect flooring, single wash hand basin and vanity unit, WC, heated towel rail.



## FIRST FLOOR

### Landing

12' 1" x 10' 3" (3.68m x 3.12m) with velux roof light over staircase allowing excellent natural light, airing cupboard.





### Airing Cupboard

6' 3" x 4' 8" (1.91m x 1.42m).

### Bedroom 2

12' 6" x 8' 1" (3.81m x 2.46m) a double bedroom, window to front, multiple sockets, radiator.



### Bedroom 3

12' 6" x 9' 3" (3.81m x 2.82m) a double bedroom, dual aspect windows to rear and side, multiple sockets, radiator.



### Bathroom

9' 10" x 7' 4" (3.00m x 2.24m) with panelled bath, enclosed shower, single wash hand basin, vanity unit, oak effect flooring, WC, side window, spot lights to ceiling.





## EXTERNALLY

### To the Front

The property is approached from the adjoining A487 coast road into a private parking area with space for 6 vehicles to park.

Front forecourt bound by 6' fencing.



### To the Rear

Rear garden area with feature extending patio area from the living space and ground floor bedroom enjoying a south/west aspect.

Steps leading down to a garden area laid to lawn with gravel side driveway and path leading through to -







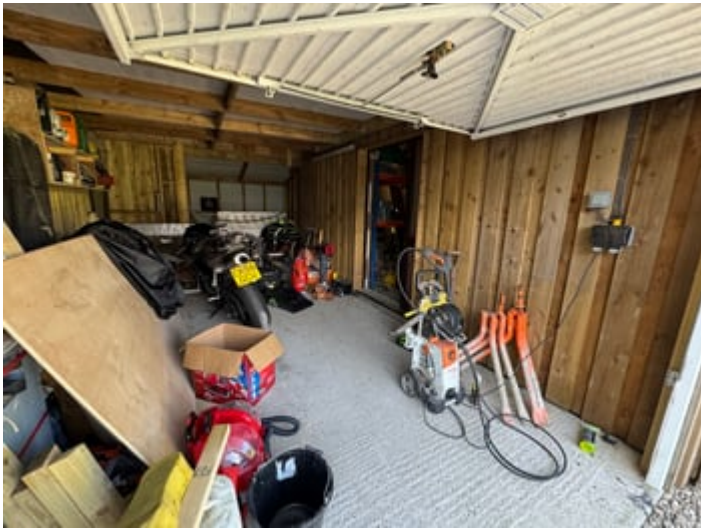
## Garage/Workshop

Of timber frame construction.

The garage has steel up and over door to front, concrete base, multiple sockets. Open plan into -

Workshop 19' x 15' with concrete base, 12' height, double timber doors to front, multiple sockets, side window.





## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **VIEWING**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

## **Services**

We understand the property benefits from mains water, electricity and drainage. Gas central heating.

Tenure : Freehold.

Council Tax Band - E (Pembrokeshire county council).



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (74)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

From Fishguard take the A487 towards Cardigan, travelling into Dinas Cross. Proceed through the centre of the village, passing the petrol station on your right hand side and community park on the left, continue for approximately 50 yards and the property will be located on the left hand side as identified by the agents for sale board being the 2nd house on the left after the turning to Pwll Gwaelod.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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