



Trellwyn Fach, Dinas Cross, Newport, Pembrokeshire, SA42 0YG

Price Guide £750,000

*A 146 Acre Stock/Hill Farm which includes a Derelict Farmhouse together with a range of Stone Outbuildings requiring renovation and 145.874 Acres or thereabouts of predominantly clean gently sloping Pasture Land, whilst the remainder is Rough Grazing Land, Wet Land, Scrub Land a small area of Wooded Land.

*The Property is accessed over a predominantly hardsurfaced track of approximately two thirds of a mile off the Llanllawer to Dinas Mountain Council Maintained District road.

*Stock/Hill Farms of this nature rarely appear on the Open Market and the opportunity to purchase should not be missed. Realistic Price Guide.

Situation

Adjacent to Dinas Mountain and is accessed over a hardsurfaced track of approximately Two Thirds of a Mile off the Llanllawer to Dinas Mountain Council Maintained District Road.

The popular coastal village of Dinas Cross is within 3 miles or so and has the benefit of a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, a Village/Community Hall and a Licensed Restaurant at Pwllgwaed.

The well known Market Town of Fishguard is within 5 miles or so of the Property and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, a Cinema/Theatre and a Leisure Centre.

The North Pembrokeshire Coastline at Pwllgwaed is within 4 miles 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 and Newport Sands.

Dinas Cross stands within the Pembrokeshire Coast National Park which is a designated area of Outstanding Natural Beauty and protected accordingly. Dinas Mountain adjoins the Land on the Northern boundary and provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

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, Tourist Information Centre, a Dental Surgery and a Health Centre.

The well known Market Town of Cardigan is some 16 miles or so north east, whilst the County and Market Town of Haverfordwest is some 20 miles or so south.

The County and Market Town of Haverfordwest 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.

Trellwyn Fach stands on the hillside adjacent to Dinas

Mountain and is situated within the Pembrokeshire Coast National Park.

Directions

From Fishguard take the B4313 road south east in the direction of Maenclochog for 2 miles and in the village of Llanychae, take the turning on the left opposite the Bridge End Public House, signposted to Dinas. Continue on this road and proceed over the bridge and up the hill for in excess of half a mile and take the first turning on the right towards Dinas Mountain. Continue on this road for a mile or so and you will reach the first farm on the right hand side of the road known as Trellwyn Fawr . A hardsurfaced track of approximately Two Thirds of a mile leads down to the Property.

Alternatively from Fishguard take the Main A487 road east for some 3 miles towards Cardigan and take the turning on the right, signposted to Llanychae. Continue on this road for a mile and a half or so and take the first turning on the left (pposite Llanllawer Church) towards Dinas Mountain. Continue on this road for a mile or so and take the first turning on the right into Trellwyn Fawr and a hardsurfaced track leads down to the Property.

Description

Trellwyn Fach is a 146 Acre Stock Farm which stands on the hillside adjacent to Dinas Mountain. A predominantly hardsurfaced track of approximately Two Thirds of a mile leads down to the farmstead where there is a Derelict Stone Farmhouse together with a range of Traditional Stone Outbuildings which are in need of renovation.

The Land in total extends to 145.854 Acres or thereabouts of which there is approximately 90 Acres of clean predominantly gently sloping pasture land. The remaining 55 Acres or thereabouts of either rough grazing land, wet land, scrub and a small area of woodland. The land is in the main sheep fenced and benefits from good natural water supplies, which are in the main on the south eastern boundaries.

The boundary of the entire farm is edged in red on the attached Plan and is set out in the:-

Schedule of Areas

Schedule of Areas

<u>OS No</u>	<u>Acreage</u>
194	4.180
195	6.620
200	31.818
201	8.246
202	15.000
203	5.040
191	2.894
141	7.148
204	3.821
205	4.073
183	3.152
210	4.956
217	0.265
208	5.518
209	2.686
220	0.598
219	3.411
216	1.529
211	4.650
234	4.985
215	0.645
218	2.678
221	2.157
214	2.781
213	0.594
212	1.782
233	6.391
225	1.499
228	1.855
229	1.238
232	3.644
Total	145.854 Acres

water from a nearby stream. There is no Mains Water in the vicinity of the Property, although there is ample natural water on the land and the hillside adjacent to Dinas Mountain.

Rights of Ways

Access Rights of Ways exist in favour of the Property over the Access Lane and Farmyard that is part of Trellwyn Fawr, Dinas Cross.

N.B. The owner of Trellwyn Fawr would be prepared to consider granting a new access Right of Way in favour of the purchaser of Trellwyn Fach, over a hardsurfaced track that is owned by Trellwyn Fawr and leading off the Council Road, which would avoid travelling through the Farmyard at Trellwyn Fawr.

Common Grazing Rights

Trellwyn Fach is entitled to graze 248 Sheep, 29 Cattle and 10 Ponies on Mynydd Dinas. Registration Unit Nos C.L. 20, C.L. 177.

Remarks

Trellwyn Fach is a 146 Acre Stock/Hill Farm which stands on the hillside adjacent to Dinas Mountain. The Property benefits a derelict stone built farmhouse (last occupied in the late seventies) a range of Traditional Outbuildings requiring renovation and some 146 Acres or thereabouts of predominantly gently sloping pasture land. Of the total acreage there is approximately 90 acres of clean pasture land whilst the remainder is rough grazing land, wet land, scrub and woodland. Stock/Hill Farms of this nature rarely appear on the open market and the opportunity to purchase should not be missed. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

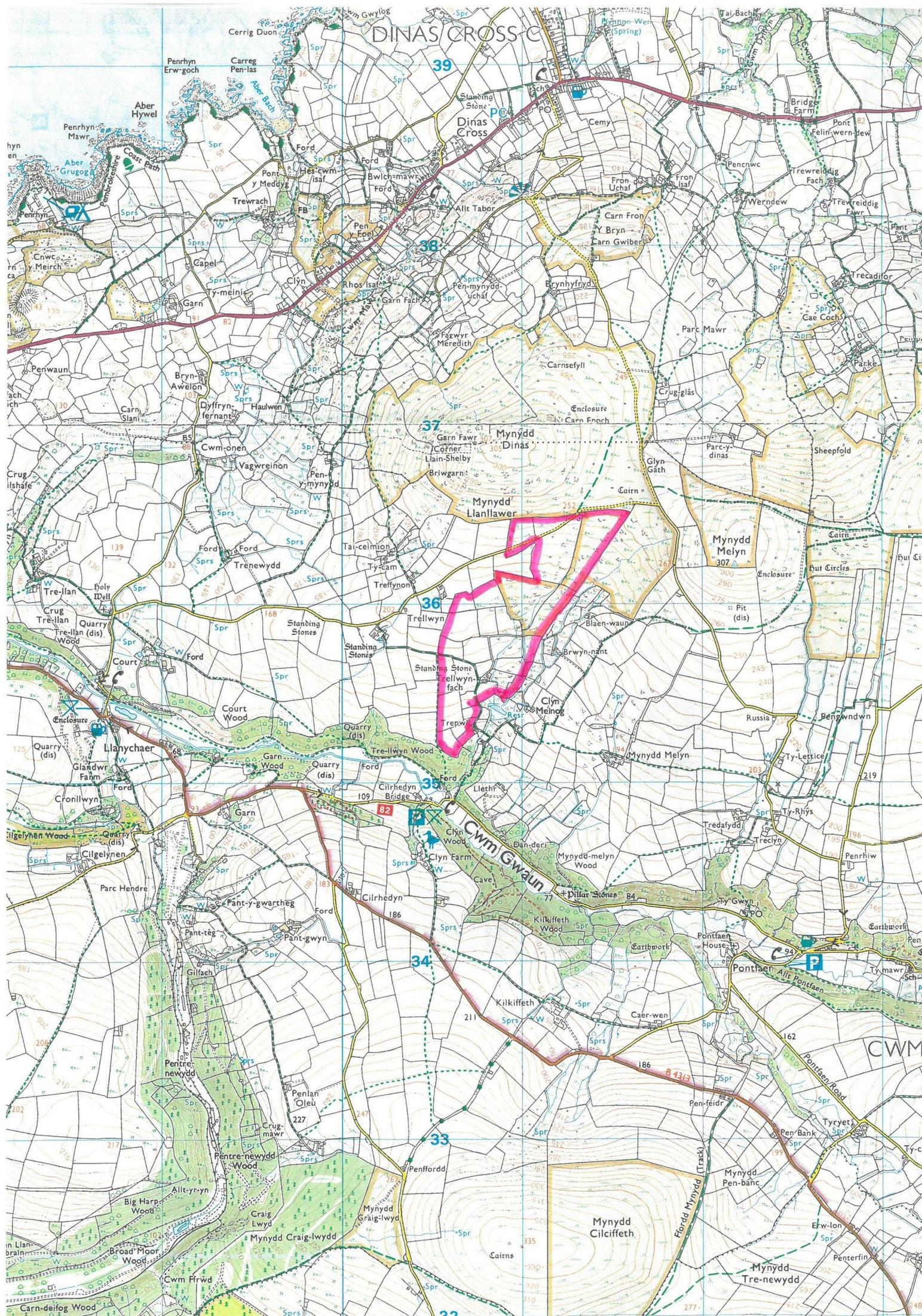
N.B. THE VENDOR WOULD CONSIDER A SALE OF TRELLWYN FACH WITH 103 ACRES OR THEREABOUTS, WHICH EXCLUDES OS NO'S 194, 195 AND 200. THE PRICE GUIDE FOR TRELLWYN FACH WITH 103 ACRES IS £675,000 (SIX HUNDRED AND SEVENTY FIVE THOUSAND POUNDS).

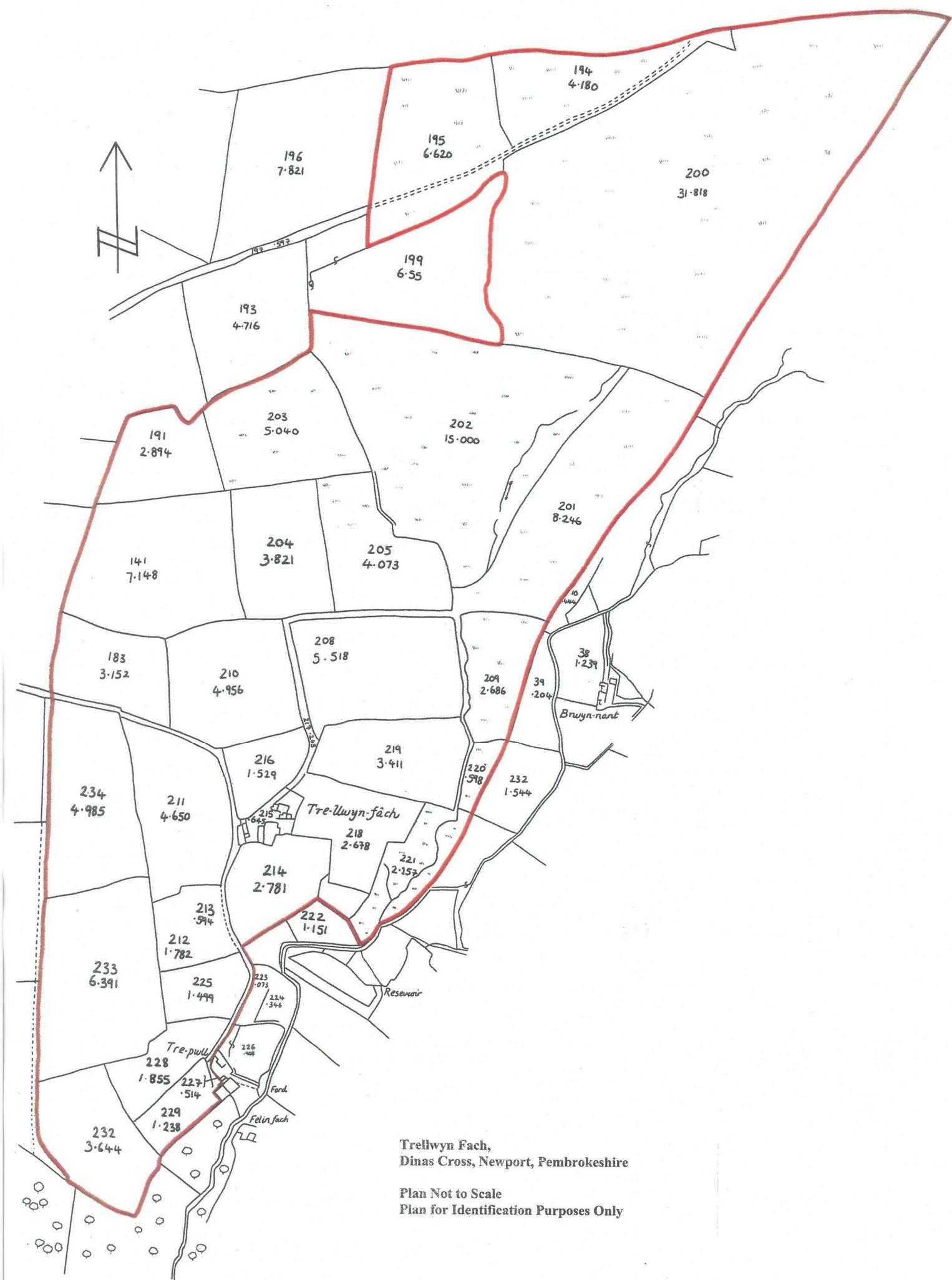
Services

Mains Electricity is close to the Derelict Farmhouse (but not connected). There is also a Telephone Line within close proximity of the Homestead but not connected to the Property. Originally the Farmhouse would have had



DINAS CROSS





Trellwyn Fach,
Dinas Cross, Newport, Pembrokeshire

Plan Not to Scale
Plan for Identification Purposes Only



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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