



Brynenllan Cottage, Brynenllan, Dinas Cross, Newport, Pembrokeshire, SA42 0SD

Price Guide £295,000

*An attractive Semi Detached 2 storey (Listed Grade II) Character Cottage Residence.

*Comfortable Sitting/Dining, Kitchen, Garden/Utility, Shower Room and 2 Bedroom accommodation.

*Woodburning Stove, Open Fireplace, E7 Electric Heating, Single Glazed Windows, Roof/Loft Insulation.

*Delightful front Garden with Flowering Shrubs, a Bay Tree, Ornamental Stone areas and a Log Store.

*Private enclosed rear Courtyard/Patio with a Garden Tool/Store Shed.

*Ideally suited for a Couple, Retirement, Investment or for Holiday Letting purposes.

*Early inspection strongly advised. Realistic Price Guide.

Situation

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). Brynhenllan forms part of the village and is within half a mile or so of the Main A487 Fishguard to Cardigan road in the centre of the village.

Dinas Cross has the benefit of a Petrol Filling Station 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Cafe, Art Gallery/Tea Room, a Village/Community Hall and a Licensed Restaurant at Pwllgwaedol.

The Pembrokeshire Coastline at Pwllgwaedol 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 Tourist Information Centre, Repair Garage, Dental Surgery and a Health Centre.

Fishguard 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 Post Office, Library, a Petrol Filling Station/Store, Repair Garages, 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.

Brynhenllan is a popular residential area of the village of Dinas Cross which stands within half a mile or so of the well known beaches at Pwllgwaedol, Cwm-yr-Eglwys and

Aberbach.

Brynhenllan Cottage is situated within half a mile or so of the centre of the village of Dinas Cross and the Main A487 Fishguard to Cardigan road.

Directions

From Fishguard take the Main A487 road east for some 4 ½ miles and in the village of Dinas Cross take the turning on the left (100 yards or so past the Petrol Filling Station) into Feidr Fawr and signposted Brynhenllan and Pwllgwaedol. Continue on this road for in excess of a third of a mile passing the Church on your left and 100 yards or so further on, follow the road to the left. Continue on this road for a further 100 yards or so and turn left and Brynhenllan Cottage is the Property directly facing.

Alternatively from Cardigan take the Main A487 road south west for some 13 miles and in the village of Dinas Cross take the third turning on the right, signposted to Brynhenllan and Pwllgwaedol. Follow directions as above.

What3Words - ///masking.asserts.storybook

Description

Brynhenllan Cottage comprises a Semi Detached (Listed Grade II) 2 storey cottage residence of predominantly solid stone construction with whitened stone faced front elevation and natural stone faced rear elevation under a pitched slate roof. Accommodation is as follows:-

Sitting/Dining Room



23'9" x 13'8" (7.24m x 4.17m)

With quarry tile floor, 2 Dimplex storage heaters, Inglenook Fireplace housing a woodburning stove on a slate hearth, open beam ceiling, 2 ceiling lights, 2 single glazed windows, power points, cast iron open fireplace at one end with a slate hearth, alcove with shelves, staircase to First Floor, glazed door to Garden/Utility Room and an opening to:-

Inner Hall (split level)



With quarry tile floor, ceiling light, understairs cupboard housing a pre lagged hot water cylinder with immersion heater, ceiling light and doors to Shower Room and:-

Kitchen



7'6" x 6'1" (2.29m x 1.85m)

With quarry tiled floor, 2 single glazed windows, Velux window, inset single drainer one and a half bowl white Porcelain sink unit with mixer tap, Lamona built in Single Oven/Grill, Lamona 4 ring Ceramic Hob, cooker box, power points, part tile surround, plate rack with shelves, built in dishwasher, Gabarron storage heater and wall shelves.

Shower Room



6'11" x 6'2" (2.11m x 1.88m)

('L' shaped maximum) With quarry tile floor, single glazed window, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, electrically heated towel rail/radiator, 2 ceiling lights, shaver point and a Dimplex storage heater.

A glazed door from the Sitting/Dining Room gives access to a:-

Garden/Utility/Sun Room



8'4" x 7'5" (2.54m x 2.26m)

With quarry tile floor, double glazed windows and door to Rear Courtyard Garden, wall light, natural stone walls and a cupboard with folding doors concealing a Utility Area with plumbing for automatic washing machine and tumble dryer , power points.

A staircase from the Sitting/Dining Room gives access to the:-

First Floor

Landing

With fitted carpet, single glazed gable window, ceiling light, mains smoke detector and door to:-

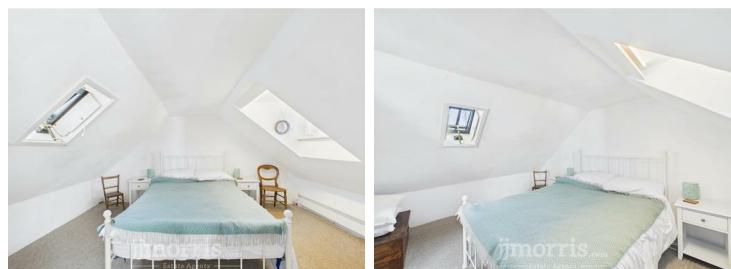
Study/Play Room/Bedroom 1



13'9" x 10'8" (4.19m x 3.25m)

With fitted carpet, double glazed skylight window, 2 wall lights, 2 wall mounted electric convector heaters, fitted wardrobes with shelves, power points and door to:-

Bedroom 2



14'0" x 9'10" (4.27m x 3.00m)

With fitted carpet, double glazed dormer window, Conservation Skylight, 6 power points, robe hooks and a wall mounted convector heater.

Externally



There is a delightful Garden Area to the fore with Ornamental Stone areas, Flowering Shrubs, Flower Beds, Ground Cover Plants, Hydrangeas and a Bay Tree. There is also a Log Store.

To the rear of the Property and accessed from the Garden/Utility/Sun Room is a private enclosed Patio/Courtyard Garden with a:-

Lean to Store/Tool Shed



6'8" x 3'0" (2.03m x 0.91m)

With electricity connected and divided into 2 sheds.

Outside Water Tap.

Services

Mains Water, Electricity and Drainage are connected. Single Glazed Windows. 2 Conservation Skylights. Double Glazed Windows and Door to Garden/Utility/Sun Room. Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Woodburning Stove and an Open Fireplace. Electric Storage and Convector Heaters.

Tenure

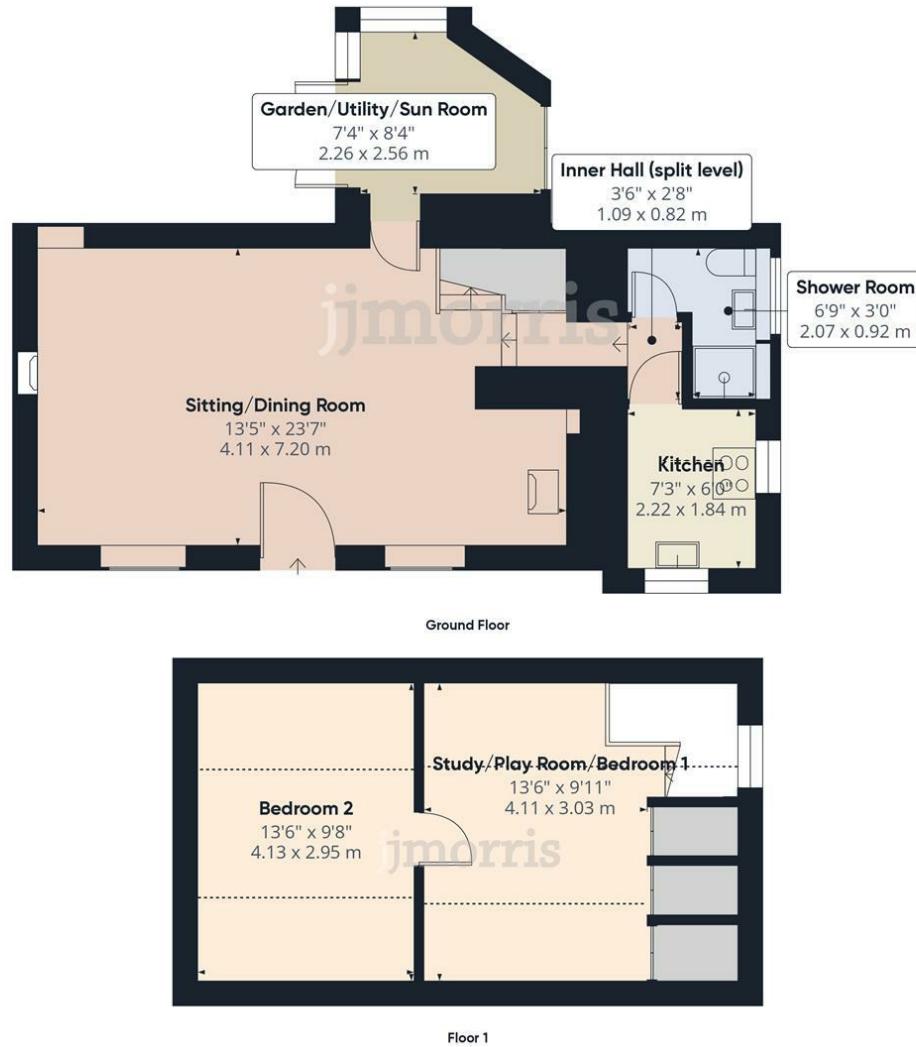
Freehold with Vacant Possession upon Completion.

Remarks

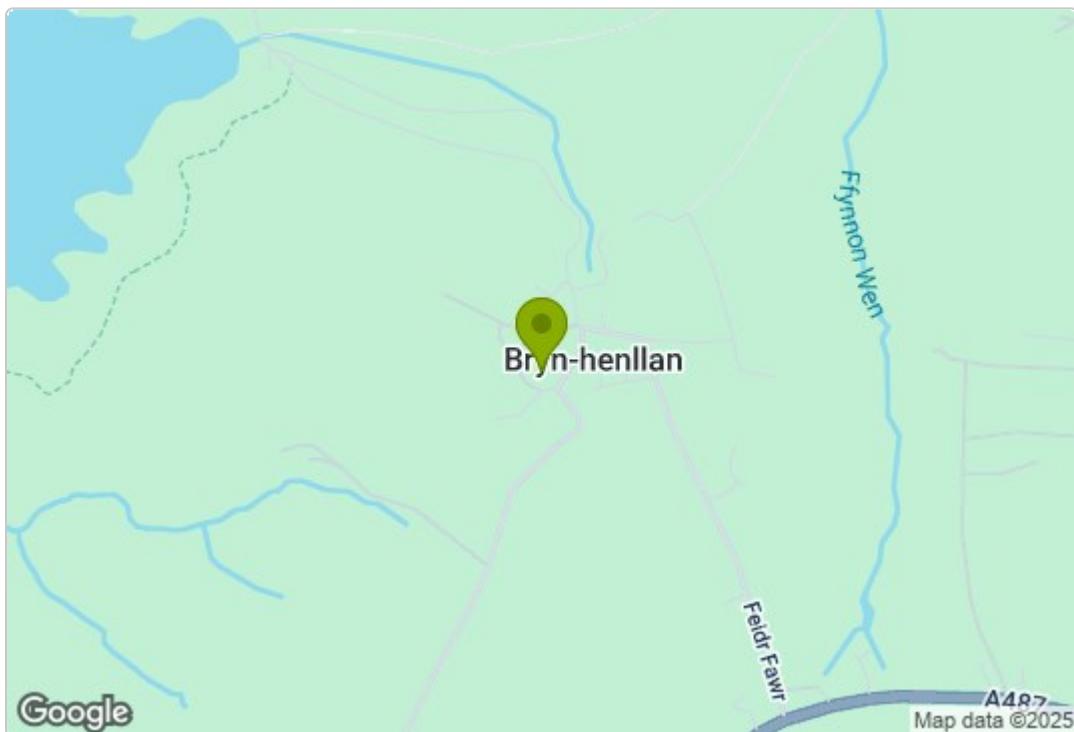
Brynenllan Cottage is a delightfully situated 2 storey (Listed Grade II) Character Cottage residence which stands in this popular hamlet within half a mile or so of the Pembrokeshire Coastline at Pwllgwaelod and Cwm yr Eglwys. The Property is in good decorative order throughout and has a wealth of Character and benefitting from Electric Heating, a Woodburning Stove and an Open Fireplace, Single Glazed Windows and a Double Glazed Garden Room incorporating Utility Area and both Roof and Loft Insulation. In addition, it has sizeable easily maintained Gardens with Flowering Shrubs, a Bay Tree, Ground Cover Plants and a south west facing rear

Patio/Courtyard Garden. It is ideally suited for a Couple, Retirement, Investment or for Holiday Letting purposes. and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

Floor Plan



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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			28
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

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