



Tegfan, let Yr Esgyrn, Dinas Cross, Newport, Pembrokeshire, SA42 0SG

Price Guide £425,000

- * A deceptively spacious Detached 2 Storey character Cottage Residence which stands in a delightful and private location within a half a mile or so of The Pembrokeshire Coastline at Cwm-yr-Eglwys and Pwllgwaelod.
- * The Property has been renovated, extended and modernised in recent years and has a 26'0" Sitting/Dining Room, a fitted Kitchen/Breakfast Room, Utility Room, 3 Bedrooms and 2 Bath/Shower Room accommodation.
- * It is in excellent decorative order and has Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Off Road Parking for 2/3 Vehicles and easily maintained Lawned Gardens with Paved areas and a Patio.
- *Currently utilised for Holiday Letting but equally well suited for Family or Retirement.
- * It is offered "For Sale" with a realistic Price Guide and early inspection is highly recommended. EPC Rating D.

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).

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

The Pembrokeshire Coastline at Pwllgwaelod 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, 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, 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.

Tegfan stands within a half a mile or so of the centre of the village 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 centre of the village of Dinas Cross, take the turning on the left hand side, signposted to Pwllgwaelod and Brynhenllan. Continue on this road for some 450 yards or so, passing the Church on the left and a 100 yards or so further on, (where the road bears left) turn right. Continue on this road for a further 150 yards or so and at the 'T' junction, turn right. Tegfan is the second property on the left hand side.

DESCRIPTION

Tegfan comprises a Detached 2 storey Cottage Residence of solid stone and cavity concrete block construction with a stone faced front elevation and mainly rendered and whitened elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Door to:-

Hall



8'2" x 6'8" (2.49m x 2.03m)

With ceramic tile floor with Underfloor Heating, coat hooks, exposed beam, ceiling light and doors to Kitchen/Breakfast Room and:-

Utility Room/Sep WC



8'2" x 6'8" (2.49m x 2.03m)

With ceramic tile floor with Underfloor Heating, 2 uPVC double glazed windows (one with roller blind), plumbing for automatic washing machine, white suite of Wash Hand Basin and WC, tiled splashback, Vaillant wall mounted Gas Boiler (heating domestic hot water and firing Central Heating), Horstmann Central Heating Timeswitch, electricity consumer unit, wall shelf, Manrose extractor fan, Central Heating Thermostat Control, exposed beam and a toilet roll holder.

Kitchen/Breakfast Room



13'0" x 11'7" (3.96m x 3.53m)

With ceramic tile floor with Underfloor Heating, 5 uPVC double glazed windows, uPVC double glazed French doors to a Concrete Paved and Slate Patio, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, appliance points, 6 power points, New World built in electric Double Oven/Grill, 4 ring Ceramic Cooker Hob, exposed beams, Two No 4 ceiling spotlights, concealed worktop lighting and an opening to:-

Sitting/Dining Room



25'9" x 13'9" plus door recess 1'8" x 3'1" (7.85m x 4.19m plus door recess 0.51m x 0.94m)

With an engineered Oak floor, natural stone wall, open fireplace with a painted Pine surround housing a Multifuel Stove on a Slate hearth, open beam ceiling, 2 double panelled radiators, 4 No. double wall spotlights and 2 single wall spotlights, telephone point, TV point, 12 power points, Mains Smoke Detector, staircase to First Floor, uPVC double glazed door to front Garden and an opening to:-

Inner Hall

5'7" x 4'2" (1.70m x 1.27m)

(maximum). With an engineered Oak floor, double panelled radiator, ceiling light, door to Shower Room and:-

Bedroom 3



14'8" x 7'8" plus recess 1'0" x 2'10" (4.47m x 2.34m plus recess 0.30m x 0.86m)

With an engineered Oak floor, double panelled radiator, 2 uPVC double glazed windows with roller blinds, 4 ceiling spotlight and 2 wall spotlights, Mains Smoke Detector, 6 power points and an alcove (2'10" x 2'2" - 0.86m x 0.66m) with hanging rail and shelves.

Shower Room



7'2" x 5'10" (2.18m x 1.78m)

With ceramic tile floor, uPVC double glazed window, fully tiled walls, white suite of WC, Wash Hand Basin and a Pentagon glazed Shower Cubicle with a thermostatic shower, extractor fan, toilet roll holder, shaver light/point, ceiling light and wall mirror.

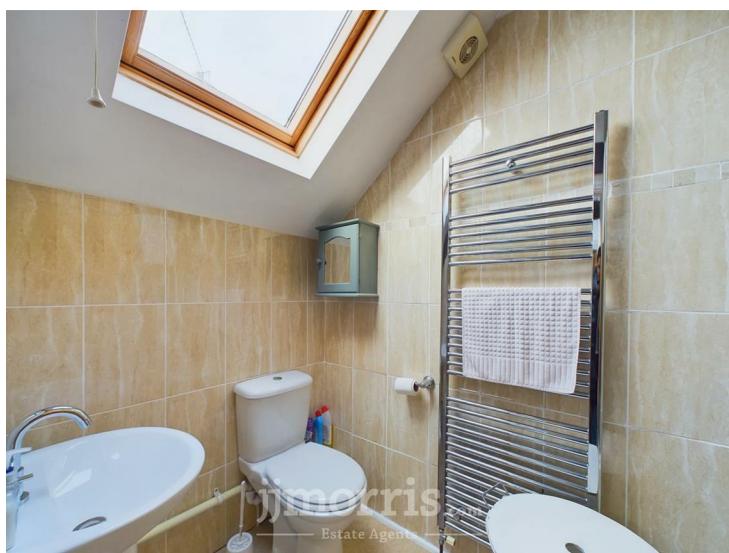
First Floor

Landing

9'8" x 5'10" (2.95m x 1.78m)

("L" shaped maximum). With an engineered Oak floor, 2 power points, radiator, Velux window, exposed beam, ceiling light, Honeywell Central Heating Thermostat Control and doors to Bedrooms and:-

Bathroom



With vinyl floor covering, fully tiled walls, Velux window, white suite of WC, Wash Hand Basin and a panelled Bath with shower attachment, glazed shower screen, Mira Sport electric Shower over Bath, mirror fronted bathroom cabinet, wall mirror, shaver point, chrome heated towel rail/radiator, exposed beam, ceiling light and toilet roll holder.

Bedroom 1



11'6" x 10'0" (3.51m x 3.05m)

(approx). With an engineered Oak floor, double panelled radiator, exposed "A" frames, 4 ceiling spotlights and 2 single wall spotlights, uPVC double glazed window with roller blind, 6 power points and 2 built in Wardrobes/Cupboards with shelves.

Bedroom 2



15'7" x 7'11" (4.75m x 2.41m)

With an engineered Oak floor, 3 uPVC double glazed windows with roller blinds, exposed 'A' frames, mains smoke detector, 6 power points, double panelled radiator, 4 ceiling spotlight and 2 wall spot lights.

Externally

To the fore of the Property is a Paved/Slated Patio area together with a Lawned Garden with Hydrangeas and Flowering Shrubs. On both sides of the Property are Lawned areas. There are Paved and Concrete Path surrounds to the Property and at the rear is a Paved path together with Slate Chip areas. Adjacent to the rear garden is a Slate Chip Hardstanding area which allows for Off Road Parking for 2/3 Vehicles.

2 Outside Electric Lights (One Sensor Light) and an Outside Water Tap.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating (Underfloor Heating in the main to the Ground Floor and radiators on the First Floor). uPVC Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Tegfan is a deceptively spacious Detached Cottage Residence which stands in a quiet location within a half a mile or so of The Pembrokeshire Coastline at Cwm-yr-Eglwys and Pwllgwaelod. The Property has a wealth of character and has been extended, renovated and modernised in recent years. It is currently utilised for Holiday Letting purposes, although it is equally well suited for Family or Retirement purposes. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



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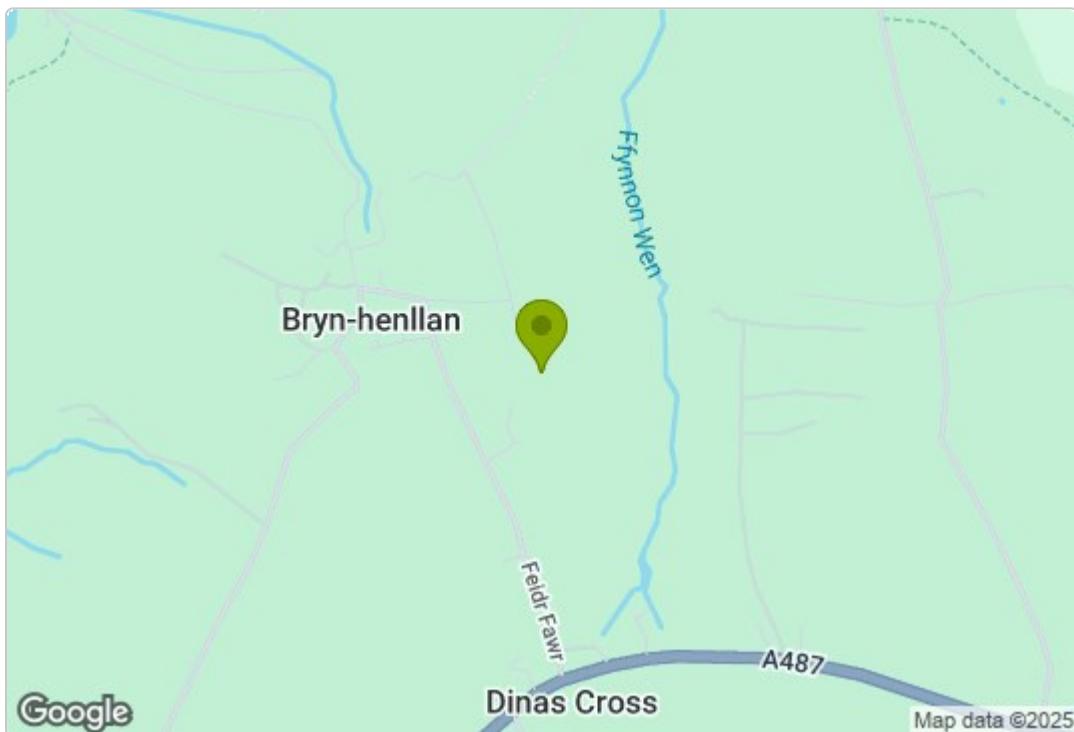
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Plan for Identification Purposes only.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
(92 plus)	A		85
(81-91)	B		
(69-80)	C		60
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - Exempt

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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