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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Penmynydd, Dinas Cross, Newport, Pembrokeshire, SA42 0YH

Offers In Excess Of £995,000

*A Delightfully situated 8 ½ Acre Residential Smallholding which stands on the hillside adjacent to Dinas Mountain and benefiting superb uninterrupted Coastal Sea Views.
*Deceptively spacious Detached 2 storey Cottage Residence which has 3 Reception, Kitchen/Breakfast, Bathroom, Conservatory/Garden Room and 4 Bedroom accommodation.
*Oil Central Heating, mainly Double Glazed (Hardwood painted and uPVC double glazing) and both Roof and Loft Insulation.
*Garage 20'0" x 13'0" approx. Stable Block with 2 No 12'0" x 12'0" Boxes, 10'0" x 10'0" Tack Room/Pony Stable with an adjoining Hay/Fodder Store. Implement Shed 30'0" x 15'0".
*Delightful Gardens and Grounds including Lawned Areas, Slate Paved Patios, a Rockery, Flowering Shrubs, Spring Bulbs, a Small Orchard, Specimen Trees and Fir Trees.
*8½ Acres or thereabouts including 6 ½ Acres of Clean gently sloping Pasture Land and 1½ Acres of Gorse/Rough Grazing Land bordering the Dinas Mountain Road.
*Private, but not isolated location within a mile of the village of Dinas Cross and within 2 miles of the North Pembrokeshire Coastline at Pwllgwaelod, Cwm yr Eglwys and Aber Bach.
*Inspection essential in order to appreciate the qualities of this exceptional Character Cottage and indeed it's Location and the Views that it has to offer.
*Early inspection strongly advised. EPC Rating D.

Situation

Penmynydd is a 8 ½ Acre Residential Holding which stands on the hillside in an elevated location adjacent to Dinas Mountain and is within a mile or so (by road) of the centre of the village of Dinas Cross.

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 well known Coastal Town of Newport (2 ½ miles east).

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

The Pembrokeshire Coastline at Pwllgwaelod is within 2 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 is within a few hundred yards of the property 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, a Post Office ,Tourist Information Centre, a 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 Post Office, Library, 2 Fish and Chip Shop Takeaways, 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 20 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.

Directions

From Fishguard, take the Main A487 Road east for some 4.5 miles and in the village of Dinas Cross, proceed past The Petrol Filling Station/Store and some 30 yards or so further on, take the first turning on the right, signposted to Gwaun Valley. Proceed on this road for approximately three quarters of a mile and where the road bears 90° to the left, bear right (adjacent to the View Point). Continue on this road for a few hundred yards and Penmynydd is the first entrance on the left hand side of the road. A "For Sale" Board is erected at the roadside entrance.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles and in the village of Dinas Cross, take the turning on the left (just prior to the Petrol Filling Station/Store) signposted to Gwaun Valley. Follow directions as above.

Description

Penmynydd comrpises a Detached 2 storey Cottage residence of predominantly solid stone and cavity concrete block construction with natural stone faced elevations and rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

Half Glazed (4 pane) Stable Door to:-

Porch

6'0" x 4'4" (1.83m x 1.32m)
With ceramic tile floor, 2 uPVC double glazed windows, wall light and a 6 pane glazed door to:-

Dining/Living Room

14'10" x 14'1" (4.52m x 4.29m)
With ceramic tile floor, Inglenook Fireplace with a concealed light housing a Woodburning Stove, double glazed sash window, ceiling light, telephone point, 4 power points, opening with steps leading down to Inner Hall, half glazed 6 pane door to Rear Hall and door to:-

Study/ Work Room

15'10" x 11'0" maximum (4.83m x 3.35m maximum)
With ceramic tile floor, Belfast Sink with hot and cold, open beam ceiling, double panelled radiator, double glazed sash window and a single glazed sash window, ceiling light, 2 ceiling spotlights and 4 power points.

Rear Hall

13'10" x 7'8" (4.22m x 2.34m)
With quarry tile floor, pine staircase to First Floor, composite double glazed door leading to Rear Patio and Garden, ceiling light, double panelled radiator, 2 power points, access to an Insulated Loft, Worcester central heating thermostat control, hanging clothes rail, 2 power points and doors to Separate WC/Boiler Room and:-

Kitchen/Breakfast Room

15'1" x 14'8" (4.60m x 4.47m)
With ceramic tile floor, 4 uPVC double glazed windows, exposed 'A' frames, fitted floor cupboards, Belfast Sink with mixer tap, tile splashback, double panelled radiator, telephone point, Xpelair air extractor, double panelled radiator, 6 power points, Zanussi freestanding Single Oven/Grill, Bosch washing machine and a Bosch fridge freezer.

Separate WC/Boiler Room

8'6" x 5'4" (2.59m x 1.63m)
('L' shaped maximum) With quarry tile floor, double glazed window, suite of Wash Hand Basin and WC, towel rail, radiator, tile splashback, ceiling light and a Worcester freestanding oil boiler (heating domestic hot water and firing central heating).

A staircase from the Rear Hall gives access to the:-

First Floor

Landing

3'6" x 3'0" approx (1.07m x 0.91m approx)
With pine floorboards, ceiling light, smoke detector (not tested) and doors to Bedroom 4 and:-

Bedroom 3

16'4" x 13'6" (4.98m x 4.11m)
With pine floorboards, 2 double glazed conservation skylights, double glazed gable window (affording sea views), double panelled radiator, ceiling light and 8 power points.

Bedroom 4

13'5" x 10'10" (4.09m x 3.30m)
('L' shaped maximum) With pine floorboards, 2 double glazed conservation skylights, double glazed gable window, double panelled radiator, ceiling light and 4 power points.

An opening from the Dining/Living Room on the Ground Floor gives access via steps to an:-

Inner Hall

29'6" x 3'0" (8.99m x 0.91m)
With fitted carpet, double glazed window, doors to Bedrooms 1 and 2, Bathroom, Conservatory/Garden Room and:-

Sitting Room

19'3" x 18'9" (5.87m x 5.72m)
('L' shaped maximum) With Oak floorboards, fitted bookshelves along one wall, 2 double glazed sash windows, double glazed 8 pane French doors to a Paved Patio, double panelled radiator, slate/stone paved hearth which is suitable for a freestanding electric/wood burning/gas stove (although there is no flue at present), smoke detector (not tested), telephone point, 6 power points, ceiling light, wall spotlight and a half glazed 6 pane door to:-

Conservatory/Garden Room

12'0" x 7'5" (3.66m x 2.26m)
With 2 double glazed windows, 2 double glazed conservation skylights, double panelled radiator, wall light, 2 power points and a half glazed 4 pane door to Rear Patio and Garden.

Bath/Wet Room

11'10" x 8'9" (3.61m x 2.67m)
With non slip vinyl floor covering, white suite of Roll Top Bath, Wash Hand Basin, WC and a Shower area with AKW electric shower with low level glazed shower doors and a shower curtain and rail, Xpelair air extractor, uPVC double glazed window, heated towel rail/radiator, toilet roll holder, fitted linen cupboard with shelves, ceiling light, shaver light, towel rail, tile splashback and a wall mounted corner cupboard.

Bedroom 1

14'2" x 11'3" (4.32m x 3.43m)
With fitted carpet, double panelled radiator, 2 double glazed sash windows, fitted wardrobe with shelves and an electricity consumer unit, ceiling light, 4 power points and access to an Insulated Loft via an aluminium Slingsby type ladder.

Bedroom 2

11'9" x 10'0" (3.58m x 3.05m)
With fitted carpet, double panelled radiator, double glazed sash window, ceiling light and 4 power points.

Externally

Directly to the fore of the Property is a large Lawned Garden with Mature Trees, Spring Bulbs, Conifers and Fir Trees.

Situated within the Front Garden is a Garage and beyond and in an easterly direction is a Stable Block. Adjacent to the southern gable end of the Cottage is a chipping hardstanding area together with a Garden Shed 8'0" x 6'0" with 2 power points and a strip light. There is also a small Wooden Shed housing the Ultra Violet and Filtration System for the Private Water Supply. Bunded Oil Tank. Outside Water Tap and Outside Electric Lights.

Directly to the rear of the Cottage is a chipping hardstanding area allowing for Vehicle Parking and Turning Space and adjacent is a Small Orchard with Fruit Trees. At the rear of the Cottage is an Indian Sandstone/Slate Paved Patio and adjacent is a sunken Lawned Garden with Flowering Shrubs, Camellias, a Bay Tree and a Rockery Area. There is also a Indian Sandstone/Slate Paved Patio adjacent to the northern gable end of the Cottage from where superb views can be enjoyed to Dinas Island Farm, Aber Bach and Coastal Sea Views over Fishguard Bay to the Harbour and beyond.

Situated in the Front Garden is a:-

Garage

19'7" x 12'9" (5.97m x 3.89m)
Of stone construction with a pitched corrugated iron roof. It has double wooden doors, a pedestrian stable door, LED strip light and 2 power points. Within close proximity is a:-

Stable Block

Of concrete block construction with part stone faced and part rendered and coloured elevations under a corrugated iron roof. It has 2 boxes each measuring 12'0" x 12'0" as well as a Tack Room/Pony Stable 10'0" x 10'0". Situated on the roof of the Stable Block are 14 Solar Photovoltaic Panels. Adjacent to the Stable is a Lean to Open Shed/ Hay Store with a corrugated iron roof which measures 12'6" x 7'6" and suitable for Hay/Fodder Storage or for parking a small Tractor or Trailer. There is also an:-

Implement Shed

30'0" x 15'0" (9.14m x 4.57m)
Of steel stanchion construction with box profile cladding on 3 sides under a corrugated cement fibre roof.

The Land in total extends to 8 ½ Acres or thereabouts of which there is approximately 6 ½ Acres of sheep fenced Pasture Land. There is approximately Two Thirds or an Acre of Gardens and Grounds around the Cottage and adjacent to the Dinas to Pontfaen Council Road is approximately 1½ Acres of Scrub/Gorse/Rough Grazing Land.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

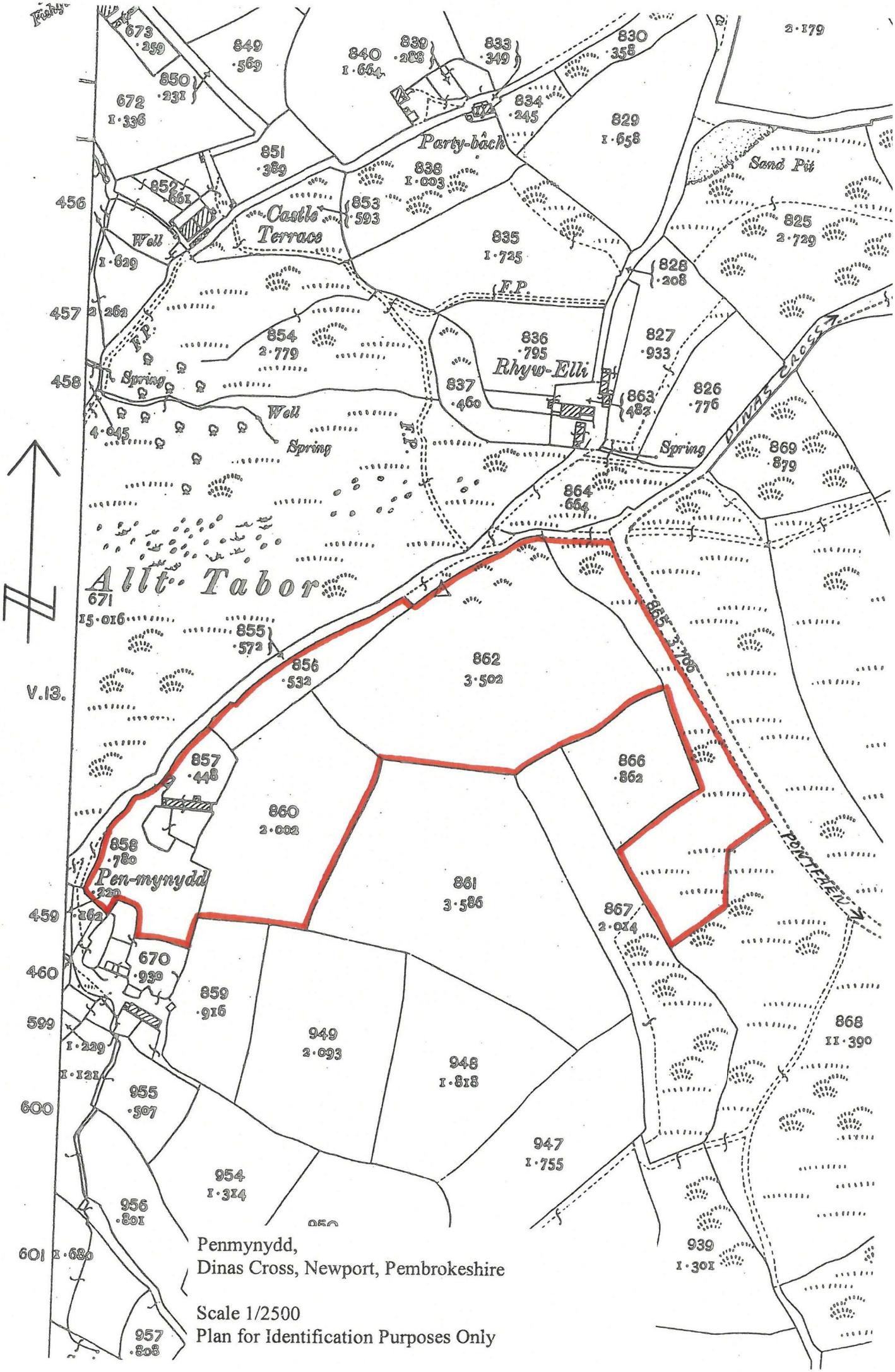
Mains Electricity Connected. Drainage to a Septic Tank. Private Water Supply from a Spring on adjoining Land (shared with the next door Property, Pen y Mynydd) which is gravity fed to the Property. Oil Central Heating. Hardwood painted Double Glazed Windows and uPVC Double Glazed Windows and a Composite Double Glazed rear entrance Door (a few windows are Single Glazed). Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. 14 Solar Photovoltaic (electric) Panels on the south facing roof of the Stable Block.

Tenure

Freehold with Vacant Posession upon Completion.

Remarks

Penmynydd is a delightfully situated 8 ½ Acre Residential Smallholding which stands on the hillside overlooking the popular coastal village of Dinas Cross and within 2 miles or so by road of the well known beaches at Pwllgwaelod, Cwm yr Eglwys and Aber Bach. The Property benefits a deceptively spacious Detached 2 storey Character Cottage residence which has been renovated, modernised and refurbished in the last 20 years or so. It is in good decorative order throughout and benefits from Oil fired Central Heating, Roof/Loft Insulation and is in the main Double Glazed. In addition, it has good sized Gardens and Grounds including Lawned Areas, Indian Sandstone/Slate Paved Patios, a Rockery, Flowering Shrubs, Mature Trees, Conifers, Fir Trees and a Small Orchard Area. There is also a Stable Block with 2 Boxes each measuring 12'0" x 12'0" and a Tack Room/Pony Stable 10'0" x 10'0", a stone built Garage and an open Implement Shed. The Land extends to 8 ½ Acres or thereabouts of which there is 6 ½ Acres of clean Pasture Land and 1 ½ Acres or so of Rough Grazing/Gorse/Scrub Land bounding the Dinas to Pontfaen Council Road. It is ideally suited for Family or Retirement purposes and inspection is essential in order to appreciate the location, the accommodation and indeed the superb views. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Penmynydd,
Dinas Cross, Newport, Pembrokeshire

Scale 1/2500
Plan for Identification Purposes Only

PENMYNYDD
Newport Bay / Bae Trefdraeth
Dinas Head
Dinas Island
Cwm-yr-Eglwys
Bryn-henllan
DINAS CROSS
Dinas Cross
Mynydd Dinas
Mynydd Llanllawer
Mynydd Melyn
Mynydd Caregog
Pembrokeshire Coast Path
A 487
Pen y Fan
Pen-clawdd
Needle Rock
Ogof Pig-y-mêl (Cave)
Aber Trwyn
Careg John Evan
Aber Pig-y-baw
Pig y Baw
Trwyn Isaac
Ynys Dol-rhedyn
Penrhyn y Fforest
Cat Rock
Carreg Germain
Tycanol
Cippin Stone
Standing Stone
Rhigian
Islwyn
Cerig y Gof Chambered Cairn
Pont y Newydd
Holm House
Hendre
Rectory
Bridge Farm
Pont Felin-wern-dew
Caravan Park
Tai Bach
Fforesd
Soar Hill
Cotti Clyd
Pwll Glas
Pwllgwaelod
Pwll Cwn
Cwm Gwylog
Allt Tabor
Carn Fron
Y Bryn
Carn Gwiber
Brynhyfryd
Pen-mynydd-uchaf
Rhos Isaf
Garn Fach
Fagwyr Meredith
Carnsefyll
Crug-glâs
Enclosure
Garn Fawr
Corner
Llain-Shelby
Briwgarn
Parc Mawr
Parc-y-dinas
Glyn Gath
Sheepfold
Cae Coch
Trecadifor
Pen-parc
Waunorfa
Parke
Fords
Pont Ceunant
Waun Fawr
Carn Clust-y-ci
Fiordd Bedd Morris
Bedd Morris
Cairn
Hut Circles
Cnwc y Gwartheg
Pit (dis)
Blaen-waun
Brwyn-nant
Standing Stones
Trellwyn-fach
Clyn Meinog
Trellwyn
Tai-celmion
Ty-cam
Treffynon
Trepwll
Quarry (dis)
Tre-llwyn Wood
Cilrhedyn Bridge
Llethr
Russia
Pengwndwn
Ty-Lettice
Ty-Rhys
Penlanisaf
Cwm Mawr
Cwm Bach
Carregedrywy
Godir y gwyddau
Pen Cafnau
Pen-y-bâl
Cyfr
Cafnau
Aber Pensidan
Pen Castell
Aber Pen-clawdd
Aber Ysgol
Aber Step
Carreg Germain
Parro
Y Cwm
Cwm Rhigian
Cwm Dinlyn
Cwm Forest
Cwm Mawr
Cwm Bach
Ffordd Bedd Morris
Y Garn
Carn Ffoi
Hes-cwm-isaf
Bwlch-mawr
Fron Uchaf
Fron Isaf
Pencnwc
Werndew
Trewreiddig Fach
Trewreiddig Fawr
Cerrigi
Parc-y-marriage
Holmhouse Isaf
Cemy
Schools
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Ford
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Pen y Foel
Pen-y-mynydd
Tai-celmion
Quarry (dis)
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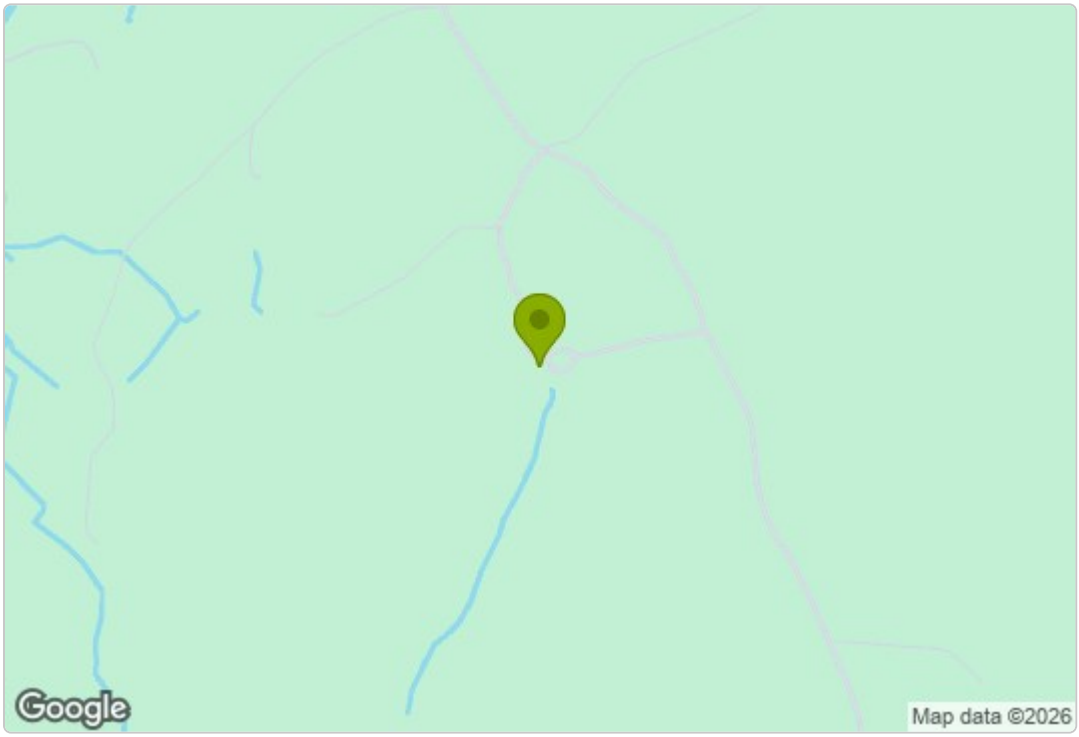
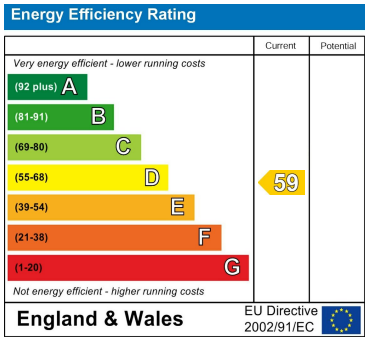
Floor Plan

Area Map



Energy Efficiency Graph



Council Tax Band - D

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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