



14 Parc Yr Onnen, Dinas Cross, Newport, Pembrokeshire, SA42 0SU

**Price Guide £500,000 - £550,000**

- \*An exceptional Detached 2 storey modern Dwelling House.
- \*Deceptively spacious 3/4 Reception, 4/5 Bedroom and 3 Bath/Shower Room (2 En Suite) accommodation.
- \*Spacious Detached Garage with adjoining Lean to Store/Potting Shed.
- \*Ample Off Road Parking and Turning Space for 4/5 Vehicles.
- \*Delightful Landscaped Gardens and Grounds including Lawned Areas, Indian Sandstone Paved Patios, Flower Beds and an abundance of Flowering Shrubs with the Gardens having stone retaining and diving walls.
- \*Ideally suited for Family or Retirement purposes.
- \*Inspection essential in order to appreciate the qualities of the Property and indeed the Gardens and Grounds.
- \*Realistic Price Guide. Early inspection strongly advised.



## Situation

Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4.5 miles west) and the Coastal Town of Newport (2.5 miles east).

Dinas Cross 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 Pwllgwaelod.

The Pembrokeshire Coastline at Pwllgwaelod is within three quarters of 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 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 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.

Parc-yr-Onnen is a small Private Residential Estate which is situated off Feidr Fawr and is within 350 yards 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 village of Dinas proceed past the Petrol Filling Station/Store on the right and a 100 yards or so further on, take the first turning on the left, signposted to Pwllgwaelod and Brynhenllan. Continue on this road for some 350 yards or so and take the first turning on the right into Parc-yr-Onnen. 14 Parc yr Onnen is the third Property on the right which is accessed over a block pavior drive from the end of the Cul de Sac.

## Description

14 Parc yr Onnen comprises a Detached 2 storey modern residence of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

### Composite Double Glazed Door to:-

### Reception Hall



19'0" x 8'2" maximum (5.79m x 2.49m maximum)

With solid oak floorboards, 5 downlighters, staircase to First Floor, Honeywell central heating thermostat control, mains smoke detector, 2 power points, concealed radiator, glazed oak doors to Lounge and Dining Room and door to:-

## Cloakroom



With solid oak floor, white suite of WC and Wash Hand Basin in a vanity surround, uPVC double glazed window, tile splashback, chrome heated towel rail/radiator, extractor fan, toilet roll holder and ceiling light.

## Lounge



23'9" x 12'11" (7.24m x 3.94m )

With solid oak floorboards, uPVC double glazed window, 2 double panelled radiators, marble fireplace housing a coal effect electric fire, coved ceiling, 2 ceiling lights on dimmers, 2 wall uplighters, TV point, telephone point, 8 power points, oak glazed door to Kitchen/Breakfast Room and oak double doors to:-

## Garden Room



16'0" x 14'0" (4.88m x 4.27m)

With an engineered oak floor, uPVC double glazed windows, 3 pairs of uPVC double glazed french doors to Patios and rear Garden, 2 double panelled radiators, 2 Velux windows (electrically operated), 8 downlighters on dimmers, telephone point, TV point and 6 power points.

## Kitchen/Breakfast Room



20'0" x 9'8" (6.10m x 2.95m )

With ceramic tile floor with electric underfloor heating, range of light Oak fitted floor and wall cupboards with granite worktops, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, built in Lamona Dishwasher, built in Neff eye level electric Single Oven/Grill and a Neff built in eye level Microwave/Oven/Grill, Neff 4 ring Induction Hob, Breakfast Bar, 2 uPVC double glazed windows overlooking rear garden, 11 power points, 8 downlighters, telephone point, mains smoke detector, concealed worktop lighting, coved ceiling, 8 downlighters, spotlight over sink, built in Neff fridge freezer, 2 double panelled radiators, oak glazed door to Utility Room and opening to:-



## Dining Room



13'7" x 12'1" (4.14m x 3.68m)

With solid oak floorboards, uPVC double glazed window, concealed radiator, 4 downlighters, coved ceiling, ceiling light, 6 power points, TV point, oak glazed doors to Hall and:-

## Family/Television Room/Bedroom



13'5" x 13'0" (4.09m x 3.96m)

With solid oak floorboards, uPVC double glazed french doors to south facing patio, uPVC double glazed window, Velux window, double panelled radiator, coved ceiling, 5 downlighters and 8 power points.

## Utility Room

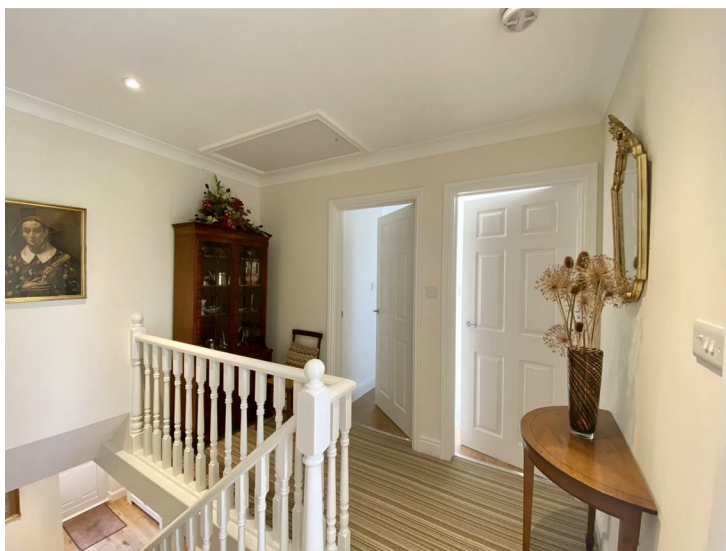


11'4" x 8'8" (3.45m x 2.64m )

With ceramic tile floor, double panelled radiator, uPVC double glazed window overlooking rear Garden, composite double glazed door to south facing Patio, access to an Insulated Loft, coat hooks, coved ceiling, 4 ceiling spotlight, 6 power points, plumbing for automatic washing machine, tumble dryer recess and a Worcester wall mounted Gas combination boiler (heating domestic hot water and firing central heating).

## First Floor

### Landing



With fitted carpet, 3 downlighters, access to a Boarded and Insulated Loft via a wooden pull down ladder, mains smoke detector and an Airing Cupboard with radiator and shelves.

### Bedroom 1



13'5" x 12'0" (4.09m x 3.66m)

With a laminate oak floor, uPVC double glazed window, coved ceiling, ceiling light, walk in Double Wardrobe with shelves and hanging rail, TV point, telephone point, 6 power points and door to:-

### En Suite Shower Room



7'3" x 6'9" (2.21m x 2.06m)

With a laminate oak floor, uPVC double glazed window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and Aquaboard clad quadrant shower with a thermostatic shower, tile splashback, extractor fan, chrome dual fuel heated towel rail/radiator, illuminated wall mirror and an extractor fan/downlighter over shower.

### Bedroom 3 (Rear)



12'4" x 10'0" (3.76m x 3.05m)

With laminate oak floor, uPVC double glazed window (affording rural views to Carningli Mountain as well as a distant sea view), built in mirror fronted wardrobes with sliding doors, coved ceiling, ceiling light, 4 power points and a double panelled radiator.

### Bathroom



7'5" x 6'6" (2.26m x 1.98m)

With ceramic tile floor, uPVC double glazed window with roller blind, white suite of WC, Wash Hand Basin in vanity surround and a 'P' shaped panelled Bath with curved glass screen and a thermostatic shower over, chrome heated towel rail/radiator, illuminated wall mirror, part tile surround, 2 downlighters, extractor fan/downlighter over bath, toilet roll holder, robe hook and an illuminated wall mirror.



### Study/Bedroom 4/ (Rear)



11'5" x 6'0" (3.48m x 1.83m)

With fitted carpet, double panelled radiator, uPVC double glazed window (affording delightful rural views to Carningli Mountain), 2 ceiling spotlight, 2 downlighters, TV point, telephone point and 4 power points.

### Bedroom 2



13'6" x 9'0" (4.11m x 2.74m )

(plus door recess 3'6" x 3'3) With a laminate oak floor, uPVC double glazed window, cove ceiling, ceiling light, 6 power points and door to:-

### En Suite Shower Room



With a laminate oak floor, suite of WC, Wash Hand Basin in a vanity surround and a glazed and Aquaboard clad shower with an electric shower, tile splashback, extractor fan, heated towel rail/radiator, 2 downlighters, illuminated wall mirror and extractor fan/downlighter over shower.

Accessed off the estate road via a block pavior drive is a large block paviour hardstanding area which allows for Ample Vehicle Parking and Turning Space which also gives access to a :-

### Double Garage

19'7" x 19'4" (5.97m x 5.89m)

Of concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has 2 Hormann electrically operated up and over doors, strip lighting, 2 power points, wall shelves an opening to a:-

### Lean to Store/Potting Shed

13'0" x 5'8" (3.96m x 1.73m)

Of timber construction with insulated walls and a lean to slate roof. It has a uPVC double glazed window, wall light, power points, Velux window and a uPVC door to a south facing patio.

Directly to the fore of the Dwelling House are Flower and Shrub borders together with a large block pavior hardstanding area which allows for ample Vehicle Parking and Turning Space and gives access to the Double Garage. There are paved path surrounds to the Property and on the southern side is a sheltered, south facing Indian Sandstone Patio area, To the rear of the Property is a large Paved Patio with surrounding wall together with immaculately kept Lawned Gardens with Flower and Shrub Borders, an abundance of Flowering Shrubs with Stone retaining and dividing walls.

There is a wooden gated access from the rear Garden onto a Public Path which is known as Feidr Fach which leads up to the Main A487 road and links up with the council road at let yr Esgyrn from where there are walks leading down to

Pwllgwaelod and Cwm yr Eglwys beaches.

8 Outside Electric Lights and 1 Outside Water Tap.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Electric Underfloor Heating in Kitchen. uPVC Double Glazing. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

14 Parc yr Onnen is an exceptional Detached 2 storey modern residence which stands on a corner plot on this popular small residential estate within a few hundred yards or so of the centre of the village and its amenities. The Property is in excellent decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it stands in delightful Landscaped Gardens and Grounds including Lawned Areas, Indian Sandstone Paved Patios and an abundance of Flowering Shrubs. There is also spacious Double Garage with an adjoining Lean to Store/Potting Shed as well as a block pavior hardstanding which allows for ample Vehicle Parking and Turning Space. It is ideally suited for Family or Retirement purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.





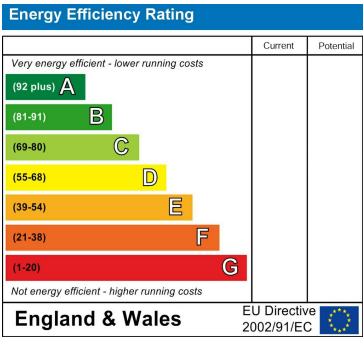


Floor Plan

Area Map



Energy Efficiency Graph



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