



Penrallt Brynhenllan, Dinas Cross, Newport, Pembrokeshire, SA42 0SE

Price Guide £359,950

- * An attractive Detached 2 storey Dwelling House.
- * Deceptively spacious 2/3 Reception, 4/5 Bedroom and 1 Bathroom accommodation.
 - * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Easily maintained Lawned Gardens with Flowering Shrubs, Roses and a small Patio area.
- * Convenient location within half a mile or so of the centre of this popular village and the well known sandy beaches and coves at Pwllgwaelod, Cwm-yr-Eglwys and Aberbach.
 - * Ideally suited for a Family, Holiday Letting or for Investment purposes.
 - * Early inspection strongly advised. Realistic Price Guide. EPC TBC

SITUATION

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

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 good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, Art Gallery/Cafe, a Village/Community Hall and a Licensed Restaurant 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.

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 Pwllgwaelod, Cwm-yr-Eglwys and Aberbach.

Penrallt stands within half a mile or so of the centre of the village and the majority of its amenities.

DIRECTIONS

From Fishguard take the Main A487 road east for some 4.5 miles and in the centre of the village of Dinas Cross, proceed past the Petrol Filling Station/Store and a 100 yards or so further on, take the turning on the left, signposted to Brynhenllan and Pwllgwaelod. Continue on this road for a third of a mile or so passing the Church on your left and a 100 yards or so further on, follow the road to the left. Continue on this road for a further 100 yards and follow the road to the right. Some 50 yards or so further on, Penrallt is situated on the left hand side of the road. A 'For Sale' board is erected on site.

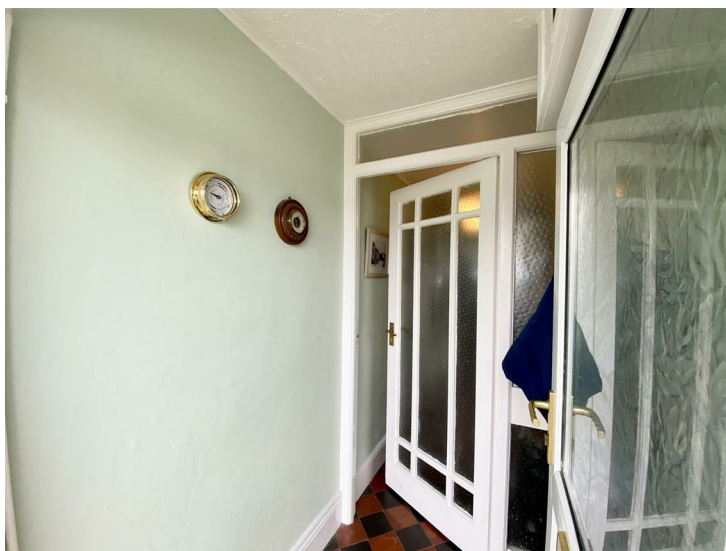
Alternatively from Cardigan, take the Main A487 road south west for some 13 miles and in the village of Dinas Cross take the second turning on the right, signposted to Pwllgwaelod and Brynhenllan. Follow directions as above.

DESCRIPTION

Penrallt comprises a Detached 2 storey Dwelling House of predominantly solid stone construction with rendered and whitened roughcast elevations and a natural stone faced gable elevation under a pitched composition slate roof. Accommodation is as follows:-

Upvc Double Glazed Entrance Door to:-

Porch



With quarry tiled floor, coat hooks, Electricity Meter and Consumer Unit cupboard and a Glazed door to:-

Hall



With quarry tiled floor, Creda storage/convector heater, Telephone point, ceiling light, opening to Inner Hall and doors to Dining Room and:-

Sitting Room



13'10" x 10'0" (4.22m x 3.05m)

With Oak floorboards, Cast Iron Fireplace with Marble Hearth housing a coal effect Gas fire, 2 uPVC Double Glazed windows, Open Beam Ceiling, ceiling light and 5 power points.

Dining Room



13'9" x 10'2" (4.19m x 3.10m)

With quarry tiled floor, fireplace housing a Log effect Gas Stove on a raised Slate hearth, Open Beam Ceiling, uPVC Double Glazed window, picture rail and 3 power points.

Inner Hall



With quarry tiled floor, Pitch Pine staircase to First Floor, built in storage cupboard with shelves, understairs cupboard, ceiling light, door opening to Kitchen, doors to Walk in Pantry/Larder/Store Room and:-

Bathroom



10'2" x 6'9" (3.10m x 2.06m)

With ceramic tile floor, uPVC Double Glazed window, 4 downlighters, white suite of Roll Top Bath, Wash Hand Basin and WC, Mira electric shower over bath, glazed folding shower screen, towel rail, shaver/light point, wall mirror, chrome heated towel rail/radiator, part tiled surround and a toilet roll holder.

Walk in Pantry/Larder/Store Room



With shelves, electric light and 1 power point.

Kitchen



10'6" x 8'10" approx. (3.20m x 2.69m)

With ceramic tile floor, uPVC double glazed window, uPVC double glazed door to rear Patio and Garden, range of fitted floor wall cupboards, Belfast sink with mixer tap, Oak worktops, built in Candy electric Single Oven/Grill, 4 ring Ceramic Hob and a Cooker Hood (externally vented), stainless steel splashback, cooker box, 7 power points, built in refrigerator, Worcester wall mounted Gas combination boiler (heating domestic hot water and 2 radiators), access to an Insulated Loft, feature fireplace recess, double panelled radiator and painted tongue and groove clad ceiling.

Quarter Landing

With uPVC Double Glazed window to rear.

FIRST FLOOR

Split Level Landing



8'2" x 7'5" (2.49m x 2.26m)

With fitted carpet, ceiling light, 1 power point, Creda storage/convector heater and access to an Insulated Loft.

Bedroom 1 (front)



14'0" x 9'0" (4.27m x 2.74m)

(approx). With Pine floorboards, 2 uPVC Double Glazed windows (affording Sea Views), ceiling light, whitened natural stone wall, painted tongue and groove clad ceiling and 2 power points.

Bedroom 2 (front)



14'0" x 8'9" (4.27m x 2.67m)

('L' shaped max.) With pine floorboards, uPVC Double Glazed window (affording Sea views), painted tongue and groove clad ceiling, ceiling light and 1 power point.

Bedroom 3 (front)



11'8" x 6'3" (3.56m x 1.91m)

(maximum). With painted pine floorboards, ceiling light, uPVC Double Glazed window (affording Sea views), painted tongue and groove clad ceiling and 1 power point.

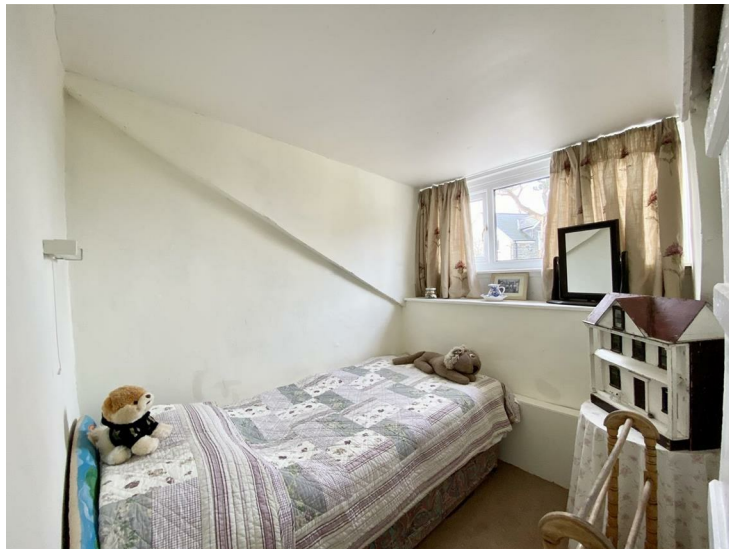
Bedroom 4



10'6" x 8'1" (3.20m x 2.46m)

With fitted carpet, 2 uPVC Double Glazed windows, ceiling light and 1 power point.

Study/Bedroom 5



7'3" x 6'6" (2.21m x 1.98m)

With fitted carpet, uPVC Double Glazed window, wall strip light and a window shelf.

EXTERNALLY

There is a Lawned Garden to the fore and side of the Property together with Flower and Shrub Borders with Roses etc which is bounded by a painted brick wall. To the rear of the property is a small Paved Patio area.

There is also a Lean-to Store (former Coal) Shed with a slate roof.

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

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Boiler (heating domestic hot water and 2 radiators). 2 Creda Storage/Convector Heaters. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX

Council Tax Band "F". Rates payable £2171.43p Year 2021/22.

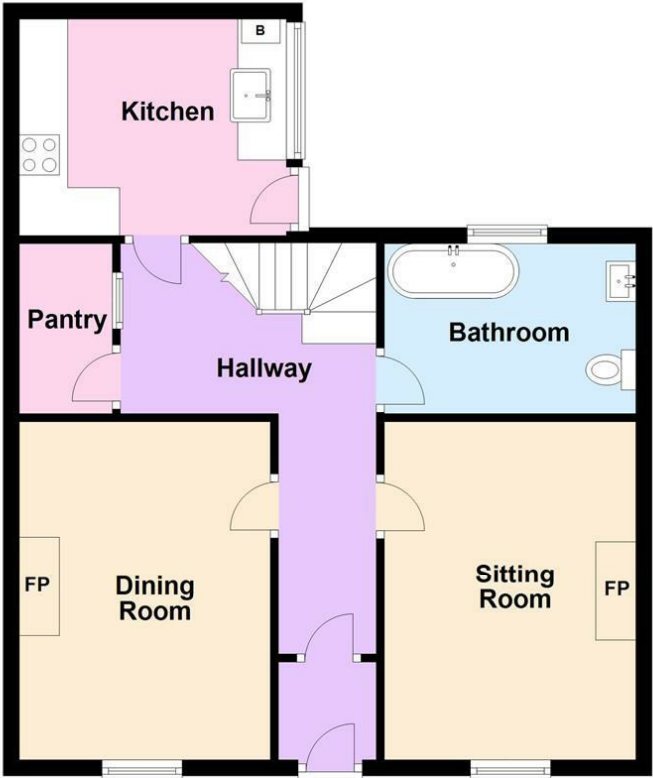
REMARKS

Penrallt is an attractive double fronted Detached Dwelling House which stands in the popular hamlet of Brynhenllan which is situated within half a mile or so of the well known beaches at Pwllgwaelod and Cwm-yr-Eglwys. The Property is in excellent decorative order throughout and benefiting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has easily maintained Lawned Gardens with Flowering Shrubs and a small Paved Patio. It is ideally suited for Family, Holiday Letting or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

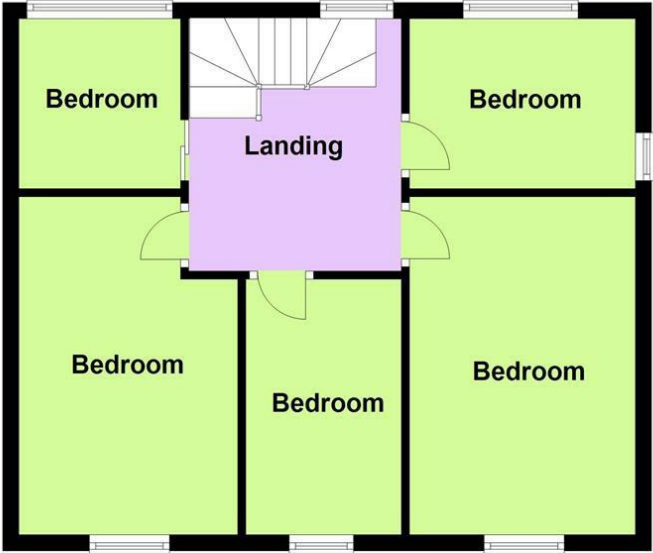


Floor Plan

Ground Floor



First Floor

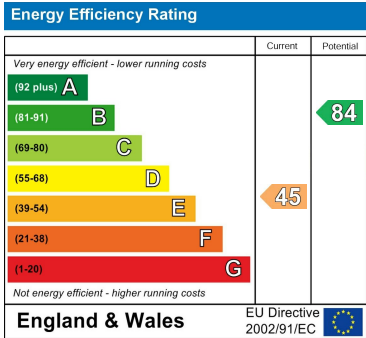


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.