



**Ty Norse, 11 Parc Yr Eglwys, Dinas Cross, Newport, Pembrokeshire, SA42 0SH**

**Price Guide £330,000**

- \* An attractive Architect designed Detached 2 storey Dwelling House.
- \* Comfortable, Well Appointed 2/3 Reception, 2 Bathroom and 3 Bedroom Accommodation
  - \* Gas Central Heating, Double Glazing, Cavity Wall and Loft Insulation
- \* Sizeable easily maintained Lawned Gardens together with a rear Paved Patio
  - \* Ample Off Road Parking for 2/3 Vehicles.
- \* Ideally suited for Family, Retirement, Holiday Letting or Investment purposes.
  - \* Early inspection strongly advised. Realistic Price Guide. EPC Rating D



## 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, a Church, 2 Chapels, a Cafe, a Petrol Filling Station/Post Office/Store, Mini Market Shop, a Village/Community Hall, Art Gallery/Tea Room 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 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.

Parc-yr-Eglwys is a medium sized Residential Estate which is situated off Feidr Fawr and is within 500 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 miles and in the centre of the village of Dinas Cross, take the turning on the left (just past the Bus Shelter) signposted to Pwllgwaelod and Brynhenllan. Continue on this road for 450 yards or so passing the Church on the left and a short distance further on, turn left into Parc-yr-Eglwys. Continue on this road for 50 yards or so and take the turning on the right. Proceed on this road for a further 40 yards and Ty Norse, No. 11 Parc-yr-Eglwys is the second Detached 2 storey Dwelling House on the right. A For Sale Board is erected on the roadside boundary.

## Description

Ty Norse, 11 Parc-yr-Eglwys comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof.

## Porch



With vinyl floor covering, 2 power points, Double Glazed windows, pine tongue and groove clad ceiling, wall light and a 15 pane glazed door to Hall.

## Separate WC

with vinyl floor covering, double glazed window, white suite of WC and a Wash Hand Basin in a vanity surround, tile splashback, radiator, ceiling light, toilet roll holder and a towel ring.

## Hall



With fitted carpet, ceiling light, 1 power point, coat hooks, understairs storage cupboard and 15 pane glazed doors to Sitting Room .

## Utility Room



9'5 x 6'6 (2.87m x 1.98m)

With Oak effect vinyl floor covering, inset single drainer stainless sink unit with hot and cold, limed Oak floor cupboards, part tiled surround, double glazed window with roller blind, ceiling light, Manrose extractor fan, 5 power points and a Worcester wall mounted Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating).

## Living Room



16'5 x 14'11 (5.00m x 4.55m)

(maximum measurement) With fitted carpet, ceiling light, coved ceiling, 2 double glazed windows, telephone point, staircase to First Floor, coal effect Gas fire set in a Marble fireplace with a Maplewood surround, central heating thermostat control, smoke detector (not tested), TV point, 8 power points, opening to Dining Room and glazed double doors to:-

## Conservatory



12' x 9' (3.66m x 2.74m)

Being uPVC double glazed with a terracotta tile floor, wall light, 4 power points and uPVC double glazed door to rear Paved Patio and Garden.

## Dining Room



9'5 x 9 (2.87m x 2.74m)

With fitted carpet, double glazed window, coved ceiling, radiator, ceiling light, telephone point, 4 power points and opening to:-



## Kitchen

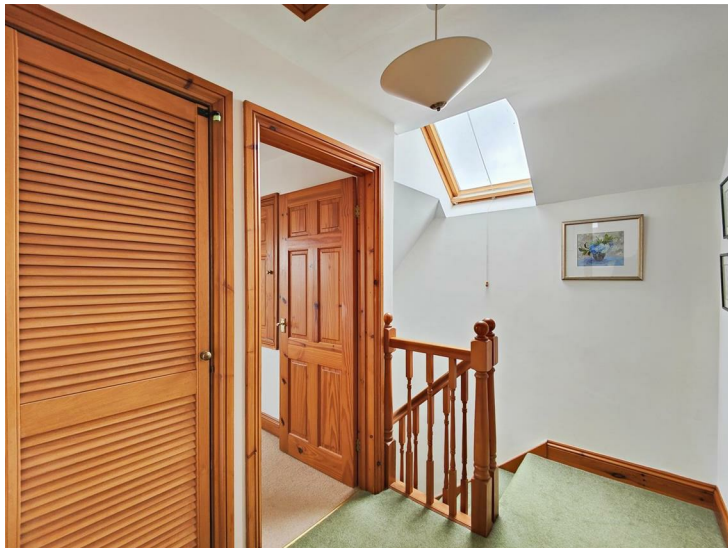


15'3 x 9'8 (4.65m x 2.95m)

With a terracotta tile floor, double panelled radiator, double glazed window with roller blind, double glazed door to rear Patio and Garden, 6 downlighters, range of fitted floor and wall cupboards, built in Neff eye level Double Oven incorporating Grill, Diplomat 4 ring Gas Cooker Hob and Cooker Hood (externally vented), built in Hotpoint Dishwasher, built in Fridge/Freezer, part tile surround, inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap, electric cooker box, 6 power points, appliance points, coved ceiling and a telephone point.

## First Floor

### Landing



With fitted carpet, Velux window with blind, access to Insulated Loft, smoke detector (not tested), ceiling light, built in Cupboard with shelves and opening to Inner Landing/ Study Area.

## Bathroom



With fitted carpet, suite of panelled Bath, Wash Hand Basin and WC, part tile surround, Velux window with blind, tile splashback, wall mirror, toilet roll holder, mirror fronted bathroom cabinet, radiator and towel rail.

### Inner Landing/Office Area



8'5 x 4'10 (2.57m x 1.47m)

With fitted carpet, radiator, double glazed window with roller blind, ceiling light, 2 power points and door to:-

### Bedroom 1



12'5 x 9'8 (3.78m x 2.95m)

('L' shaped maximum) With fitted carpet, double glazed window, double panelled radiator, ceiling light, access to an Insulated Loft, 4 power points, built in wardrobe with shelves and door to:-

### En-Suite Shower Room



With white suite of WC, Wash Hand Basin and a glazed and tile Quadrant Shower with a Triton T80si electric shower, 2 downlighters (one with built in extractor fan), part tile surround, shaver light/point, mirror fronted medicine cabinet, heated towel rail, radiator, toilet roll holder, double glazed window with roller blind, tile splashback, robe hook and vinyl floor covering.

### Bedroom 2



15' x 11'9 (4.57m x 3.58m)  
with fitted carpet, ceiling light, double panelled radiator, 2 double glazed windows, 4 power points and a built in Storage Cupboard over stairwell.

### Bedroom 3



9'8 x 8'5 (2.95m x 2.57m)  
With fitted carpet, double glazed window, radiator, ceiling light, telephone point and 2 power points

### Externally



The Property stands in good sized Gardens which are laid mainly to Lawns. There are Lawned areas to the front, both sides and rear of the Property. There is a tarmacadamed hardstanding to the fore of the Property which allows for off road Parking for 2/3 Vehicles. There is also a paved path surround to the Property and to the rear is a Paved Patio together with a Garden Store Shed. 2 Outside Electric Lights, Outside Power Point and an Outside Water Tap.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing throughout. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Sky TV.

### Tenure

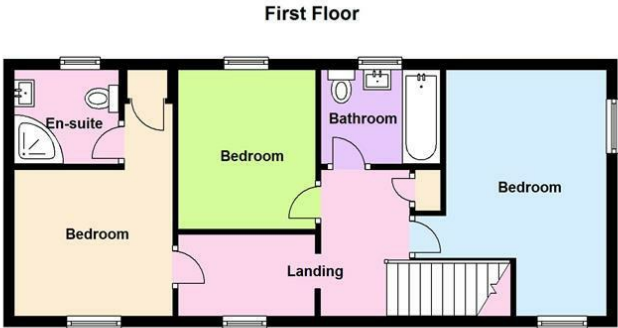
Tenure Freehold with Vacant Possession upon Completion.

### General Remarks

Ty Norse, 11 Parc-yr-Eglwys is a comfortable, well appointed Detached 2 storey Dwelling House which stands in a convenient location in this popular Coastal Village and being ideally suited for Family, Retirement, Investment or Holiday Letting Purposes. The Property is in excellent decorative order throughout and benefits from Gas fired Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has good sized, easily maintained Lawned Gardens together with a Paved Patio and Off Road Parking for 2/3 Vehicles. It is situated within half a mile or so of the well known beaches of Pwllgwaelod and Cwm-yr-Eglwys and the renowned Pembrokeshire Coast Footpath. It is offered "For Sale" with a realistic price guide and early inspection is strongly advised.

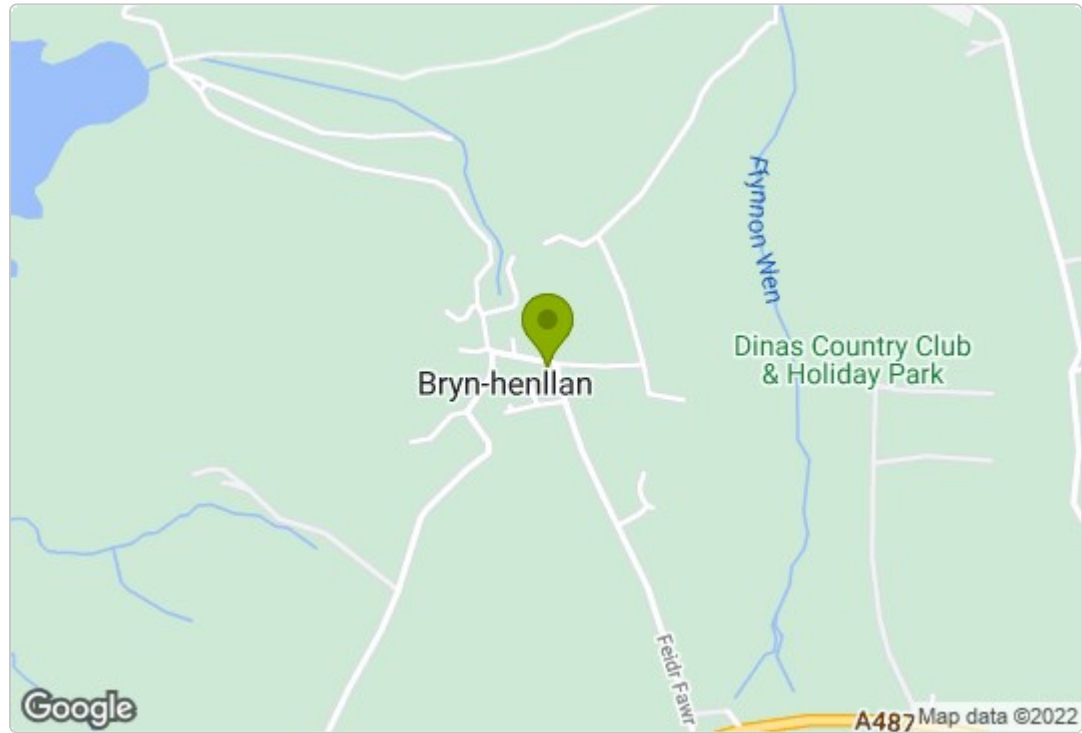


Floor Plan

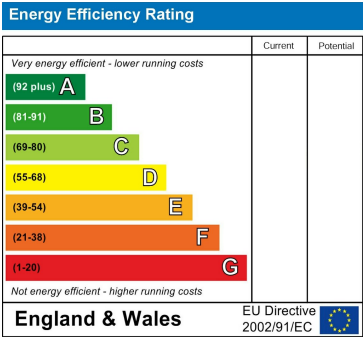


Whilst every effort has been taken to ensure the accuracy of the floor plan, measurements of windows, doors and rooms are approximate and are for general purposes and should only be used as such by any prospective purchaser or tenant.  
Plan produced using PlanUp.

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.