



Nant y Mynydd, Dinas Cross, Newport, Pembrokeshire, SA42 0UW

**Price Guide £525,000**

- \* An attractive Detached Residence which stands in a convenient location in this popular Coastal Village.
- \* Spacious 3/4 Reception, 3/4 Bedroom and 2 Bath/Cloakroom accommodation.
- \* Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- \* Single Garage and Ample Off Road Parking for 5/6 Vehicles.
- \* Large Lawned Gardens and Grounds including an Orchard Area extending to a Third of an Acre.
- \* Ideally suited for Family or Early Retirement purposes.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating E



## 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, a Village/Community Hall, Petrol Filling Station/Post Office/Store and a Licensed Restaurant at Pwllgwaelod. Nant-y-Mynydd is situated within 300 yards or so of the centre of the Village and the majority of it's amenities.

The Pembrokeshire Coastline at Pwllgwaelod is within a mile or so of the Property (by foot) 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.

Within a short drive is the Market 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, 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, a Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

## Directions

From Fishguard, take the Main A487 Road east for some 4.5 miles and in the village of Dinas, proceed past the turning on the left signposted to Pwllgwaelod and Brynhenllan and some 300 yards or so further on, Nant y Mynydd is the fifth property on the left, after passing the Freemasons Public House Car Park. A "For Sale" Board is erected on site.

Alternatively, from Cardigan take the Main A487 Road south west for some 13 miles and on entering the village of Dinas Cross, proceed past the turning for Dinas Country Club and some 50 yards or so so further on, Nant y Mynydd is situated on the right hand side of the road (100 yards or so prior to the Freemasons Public House Car Park). A "For Sale" Board is erected on site.

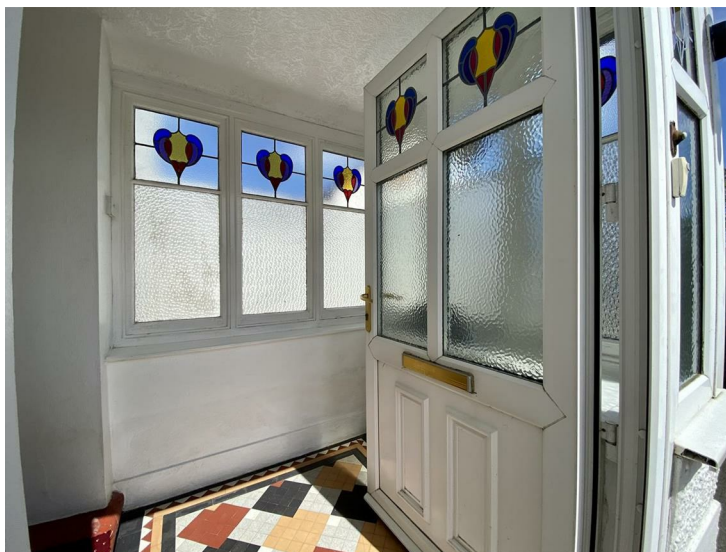
## Description

Nant y Mynydd comprises a Detached 2 storey residence of cavity brick and cavity concrete block construction with

rendered and whitened roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

## uPVC Double Glazed Entrance Door to:-

### Porch



6'0" x 5'0" (1.83m x 1.52m)

With a Mosaic tiled floor, stained glass windows, downlighter and door to:-

## Reception Hall



13'6" x 8'4" (4.11m x 2.54m)

(maximum). With fitted carpet, staircase to First Floor, telephone point, 1 power point, Central Heating Thermostat Control, understairs cupboard, smoke detector (not tested), Stained Glass Porthole window and doors to Kitchen/Dining Room, Study/Office, Sitting Room and:-

## Lounge



21'4" x 12'2" (6.50m x 3.71m)

With fitted carpet, uPVC double glazed bay window (affording delightful Rural views), tiled fireplace housing a Baxi Bermuda Gas Fire, 2 double panelled radiators, ceiling light and 2 wall lights, picture rail, TV point and 8 power points.



### Sitting Room/Bedroom 4



13'6" x 11'6" (4.11m x 3.51m)

With fitted carpet, tiled open fireplace, double panelled radiator, picture rail, ceiling light, 4 power points, Stained Glass Porthole window and opening to a:-

### Conservatory/Garden/Sun Room



13'8" x 5'8" (4.17m x 1.73m)

(maximum measurement). With fitted carpet and uPVC double glazed windows (affording delightful Rural views) with vertical blinds.

### Study/Office



12'7" x 10'7" (3.84m x 3.23m)

With fitted carpet, uPVC double glazed window, strip light, double panelled radiator, picture rail and 4 power points.

### Kitchen/Dining Room



17'4" x 15'7" (5.28m x 4.75m)

(maximum) With ceramic tile floor, range of Oak fronted floor and wall cupboards, 2 double glazed windows with vertical blinds, uPVC double glazed french doors to rear garden with vertical blinds, 3 ceiling lights, part tile surround, 14 power points, cooker box, Hotpoint freestanding 4 ring Electric Cooker, double drainer Stainless Steel sink unit with mixer tap, double panelled radiator, telephone point and door to:-

### Utility Room



8'8" x 8'6" (2.64m x 2.59m)

With ceramic tile floor, plumbing for automatic washing machine, Ideal Logic Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating), ceiling light, 2 power points, electricity fuse boxes, radiator and door to:-



## Cloakroom



8'6" x 4'5" (2.59m x 1.35m)

With ceramic tile floor, suite of Wash Hand Basin and WC, double panelled radiator, towel rail, ceiling light, double glazed window, tile splashback and a toilet roll holder.

## Half Landing (Split level)

6'9" x 3'6" (2.06m x 1.07m)

With fitted carpet, uPVC double glazed window with roller blind and stairs to:-

## First Floor

### Landing



9'8" x 8'5" (2.95m x 2.57m)

('L' shaped maximum). With fitted carpet, ceiling light, double panelled radiator, 2 power points and doors to Bedrooms and:-

## Bathroom



10'0" x 7'0" (3.05m x 2.13m)

With fitted carpet, suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira 723 Thermostatic Shower, double glazed window with roller blind, fully tiled walls, ceiling light and 2 wall lights, double panelled radiator, soap dish, toilet roll holder, toothbrush holder, towel ring, towel rail, shaver point and a mirror fronted bathroom cabinet.

## Bedroom 1



19'10" x 12'2" (6.05m x 3.71m)

(to include bay). With fitted carpet, uPVC double glazed bay window (affording delightful Rural views), double panelled radiator, picture rail, ceiling light, pullswitch, TV point and 6 power points.

## Bedroom 2



13'6" x 12'0" (4.11m x 3.66m)

With fitted carpet, uPVC double glazed window (affording delightful Rural views), double panelled radiator, picture rail, ceiling light and 4 power points.

### Bedroom 3 (rear)



12'6" x 12'6" (3.81m x 3.81m )

With fitted carpet, 2 uPVC double glazed windows, picture rail, ceiling light, 4 power points, double panelled radiator, fitted Airing Cupboard with radiator, shelves, a small secondary double glazed window and electric light and access via an Aluminium pull down ladder to a:-

### Second Floor Boarded Loft

21'5" x 18'6" (6.55m x 5.64m )

(maximum). With a Velux double glazed skylight window.

### Externally

There is a good sized Lawned Garden to the fore and adjacent to the front boundary wall is a pillared and gated access together with a tarmacadamed drive which allows for ample Vehicle Parking and Turning Space and giving access to a:-

### Detached Garage



15'2" x 9'0" approx (4.62m x 2.74m approx)

Of brick construction with a pitched composition slate roof. It has a metal up and over door and a single glazed window.

Directly to the rear of the Property is a large Paved Patio and beyond is a large Lawned Garden with Conifers, a Copper Birch Tree, Flowering Shrubs and an Orchard Area. In all, the Property stands in excess of a Third of an Acre.

Outside Water Tap and 3 Outside Electric Lights (2 Sensor Lights).

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

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing (Front and Side Elevation Windows are uPVC Double Glazed whilst the Rear Elevation Windows (with the exception of the French Doors in the Kitchen) are Wooden Double Glazed. Boarded Loft. Telephone, subject to British Telecom Regulations.

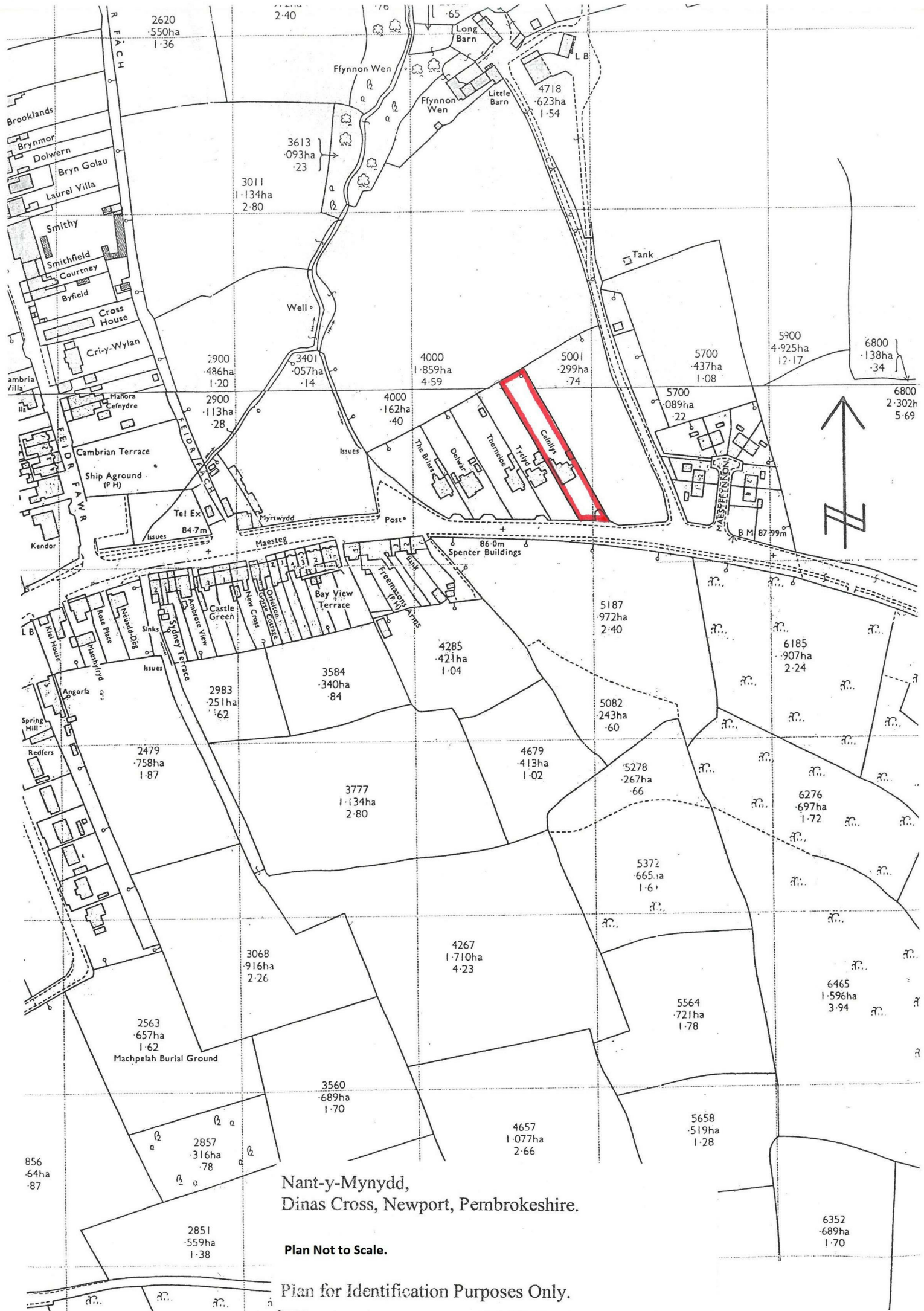
### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Nant y Mynydd is a spacious Detached Private Residence which stands in large Gardens and Grounds which extend to in excess of a Third of an Acre. The Property is in good decorative order and has the benefit of Gas Central Heating, Double Glazing and a Boarded a Loft with conversion potential (subject to any necessary Consents). It has a Garage as well as a large Tarmacadamed Hardstanding area allowing for ample Vehicle Parking and Turning Space. To the rear of the Property is a Paved Patio together with a large Lawned Garden with Conifers and an Orchard area. It is ideally suited for Family or early Retirement purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.





Nant-y-Mynydd,  
Dinas Cross, Newport, Pembrokeshire.

Plan Not to Scale.

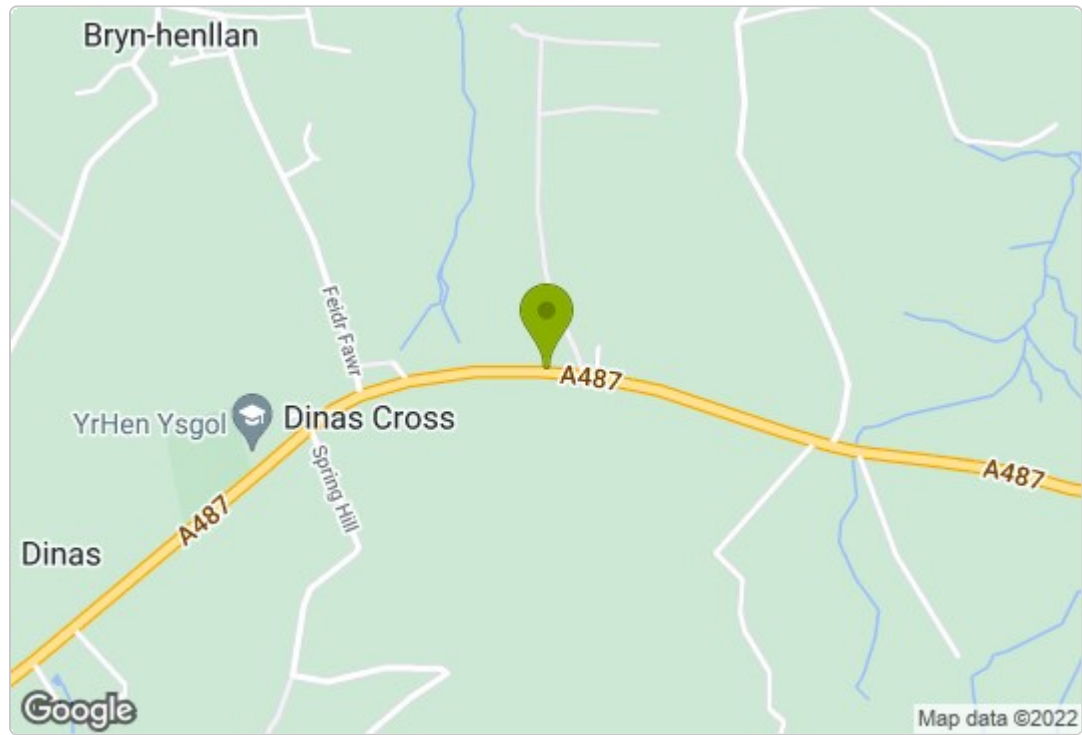
Plan for Identification Purposes Only.

Floor Plan

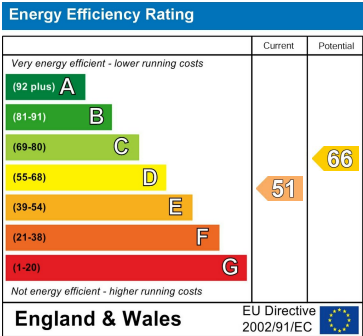


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced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

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