



CARDIGAN
BAY
PROPERTIES

EST 2021

Rhoslan, Feidr Fawr, Newport, SA42 0SA

Offers in the region of £300,000





Rhoslan, Feidr Fawr, Dinas Cross, SA42 0SA

- Detached chalet style bungalow
- Spacious lounge/dining room
- Ground floor bathroom plus first floor W.C.
- Garage and ample driveway parking
- Easy reach of Pwllgwaelod & Cwm yr Eglwys beaches
- Three well proportioned bedrooms
- Conservatory overlooking the garden
- Front and rear gardens
- Walking distance to village amenities
- EPC Rating : D

About The Property

Looking for a detached coastal home within walking distance of shops, beaches and the Pembrokeshire Coast Path? This three bedroom chalet style bungalow in Dinas Cross offers flexible accommodation, a conservatory, garage and ample parking, all set within a good sized plot in one of the most popular spots along Cardigan Bay in West Wales.

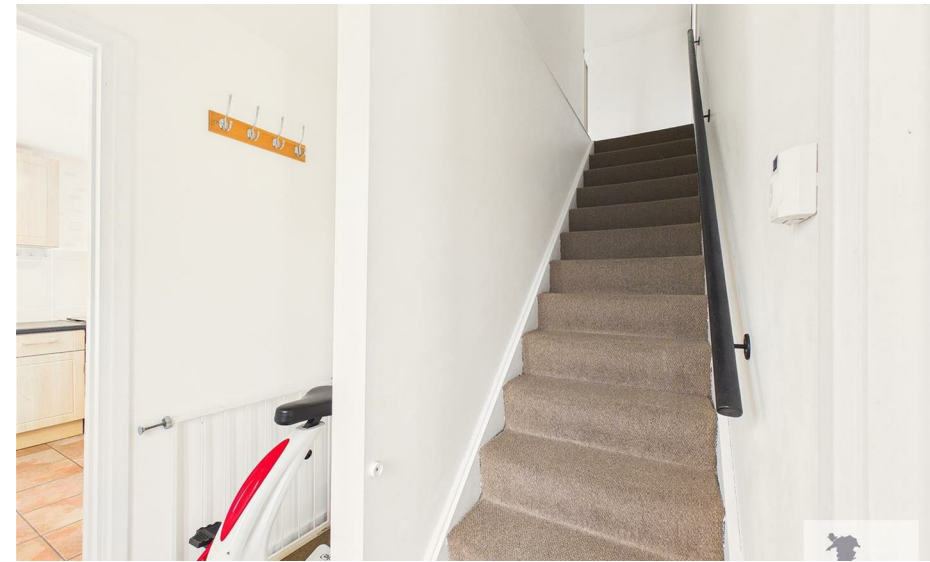
Set within the sought-after coastal village of Dinas Cross, this detached chalet-style bungalow offers practical, well-balanced accommodation in a location that continues to attract buyers looking for life close to Cardigan Bay and the wider coastline of West Wales.

Positioned within walking distance of the village shop, bus route, fish and chip shop and fuelling station, the setting works particularly well for day-to-day convenience. The beaches at Pwllgwaelod and Cwm yr Eglwys are around a 15-minute walk away, with direct access to the Pembrokeshire Coast Path close by. Newport and Fishguard are both within easy reach, offering a wider range of shops, schools, cafés and everyday facilities.

The property sits behind a low wall and decorative railings, with a front garden and driveway leading to the garage, providing off-road parking for several vehicles. The overall plot offers plenty of outside space to enjoy and scope for further landscaping if desired.

Inside, the layout is straightforward and practical. The hallway connects the main ground-floor rooms, including a spacious lounge/dining room positioned at the front and side of the property. This is a well-proportioned room with ample space for both seating and dining areas, making it ideal for family gatherings or relaxed evenings. A feature fireplace creates a focal point, while double doors lead through to the conservatory.

Offers in the region of £300,000



Continued

The conservatory overlooks the rear garden and provides an additional reception space that works well as a sitting area, hobby room or dining extension during the warmer months. With direct access out to the garden, it adds flexibility to the ground floor layout.

The kitchen sits to the front of the property and is fitted with a range of wall and base units, worktop space and room for appliances. There is a side door leading out, which is particularly useful for garden access.

Also on the ground floor is one of the three bedrooms, a comfortable double

room that would equally suit use as a study or second reception room depending on requirements. The family bathroom is fitted with a bath, wash hand basin and W.C., offering practical facilities on the main level.

Upstairs, the chalet style design provides two further bedrooms set within the roofline. Both rooms are well proportioned, with pleasant outlooks across the surrounding area. A separate W.C. on this floor adds convenience, especially for family living or visiting guests.

Outside, the rear garden offers a good amount of space for seating, gardening or simply enjoying the coastal air. The

plot size gives the property a sense of openness that is often sought after in village locations. The garage provides additional storage or workshop potential, alongside the driveway parking.

Overall, this is a well positioned detached home offering flexible accommodation and scope for modernisation if desired. Its location within walking distance of beaches and everyday amenities, combined with the practicality of garage and parking, makes it a strong option for those seeking a coastal property in West Wales.

For further information or to arrange a viewing, please contact Cardigan Bay Properties.

INFORMATION ABOUT THE AREA:

All located within the Pembrokeshire National Park. The picturesque fishing hamlet of Cwm Yr Eglwys. Close by is the historic harbour town of Fishguard, and Newport with the beautiful sand beach of Newport Sands, an 18-hole championship Links Golf Course, a variety of shops and boutiques situated in the stunning coastline of Cardigan Bay. The picturesque fishing hamlet Pwllgwael with the Sailors' Safety pub and onto Cwm Yr Eglwys and popular beach. Close by is the historical harbour town of Fishguard, and Newport with Newport Sands, an 18-hole Championship Links Golf Course, a variety of shops and boutiques and its wide, long sandy beach.

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Hallway
4'3" x 5'9" (max)

Lounge/Dining Room
22'10" x 10'9"

Conservatory
12'6" x 7'7"

Kitchen
12'4" x 10'1"

Side Hallway
5'10" x 2'11"

Bathroom
6'8" x 5'9"

Bedroom 3
10'2" x 10'0"

Landing
10'0" x 3'11"

Bedroom 2
10'1" x 10'9"

W/C
3'10" x 5'1"

Bedroom 1
14'3" x 10'8"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating





BROADBAND: Connected – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY – The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that the title states the following:

"THE Purchaser HEREBY COVENANTS with the Vendor not to construct any sewers and drains in or under the land hereby conveyed of an internal diameter less than sufficient to accommodate the sewage and surface water from the said adjoining land and any development thereof of a density which would be permitted in the locality at the date hereof"

2 1995-11-07 The land is subject to the following rights reserved by the Conveyance dated 10 January 1974 referred to above:- "EXCEPT AND RESERVING unto the Vendor and its successors in title owners and occupiers for the time being of the adjoining land retained by the Vendor edged blue on the said plan and each and every part thereof:-

The right to connect up with and tie into and to use for the drainage of the said adjoining land the foul and surface water sewers and drains within eighty years from the date hereof constructed by the Purchaser on the land hereby conveyed". NOTE: The land edged blue referred to lies to the east of the land in this title.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The garage is semi-detached from the neighbour's garage. Please read the important information provided in the details

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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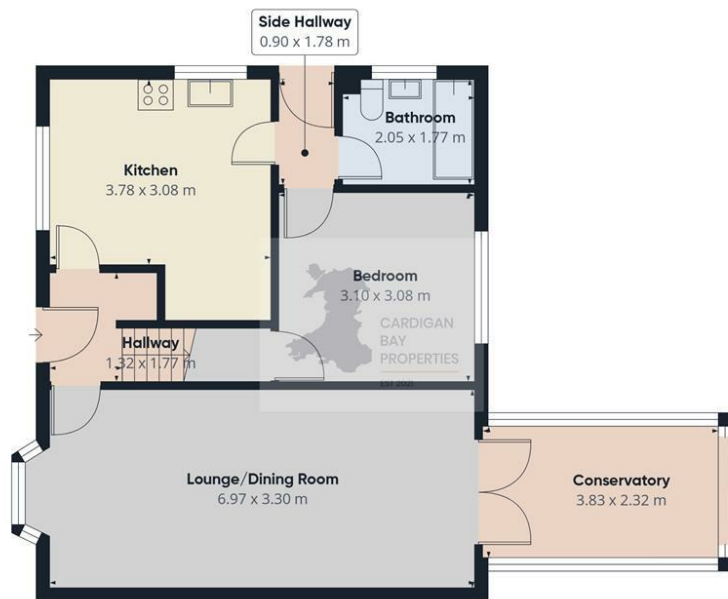




DIRECTIONS:

Head out of Cardigan along the A487 south heading for Fishguard. Carry on driving and enter the coastal village of Dinas Cross. Turn right signposted for Pwll Gwaelod, and the property is located further down the road on the left, denoted by our for sale board.





Approximate total area⁽¹⁾
99.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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