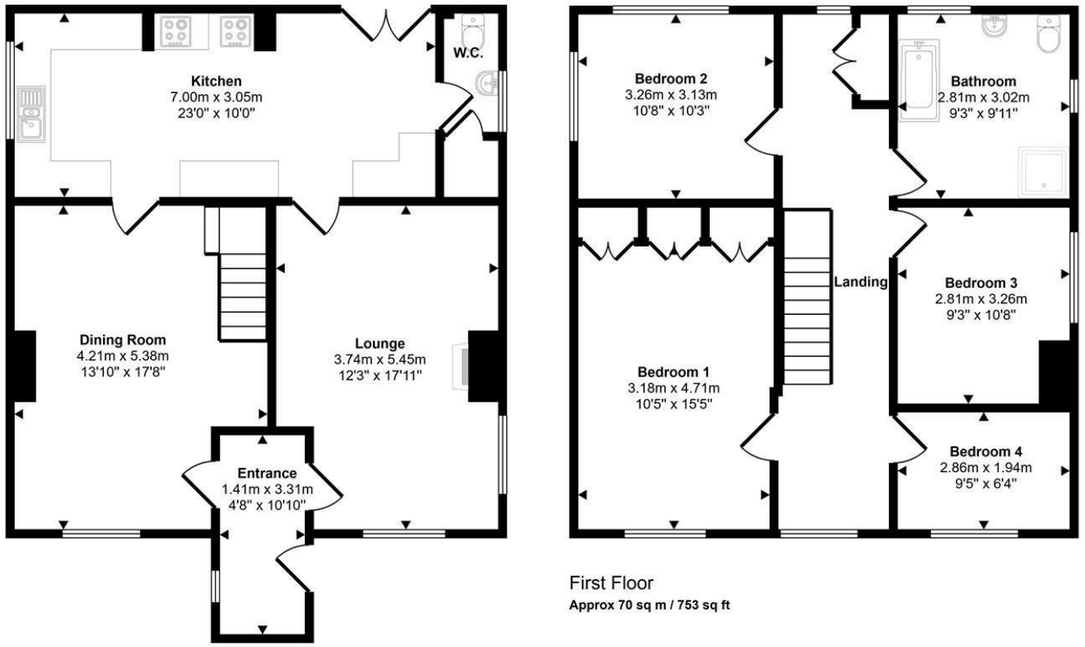
Approx Gross Internal Area
142 sq m / 1530 sq ft



Ground Floor
Approx 72 sq m / 777 sq ft

First Floor
Approx 70 sq m / 753 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water. Privately owned solar panels.
HEATING: Oil Central Heating
TAX: Band E

LG/MSH&ESL/09/26/

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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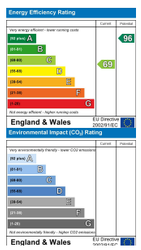






Ty Siriol Cilwenen Hill, Dinas Cross, Pembrokeshire, SA42 0XU

- Semi Detached
- Sea Views
- Well Presented
- Ample Off-Street Parking
- Oil Central Heating
- Privately Owned Solar Panels
- 4 Bedrooms
- Low Maintenance Garden
- No Onward Chain
- Energy Rating C



Offers In Excess Of £500,000

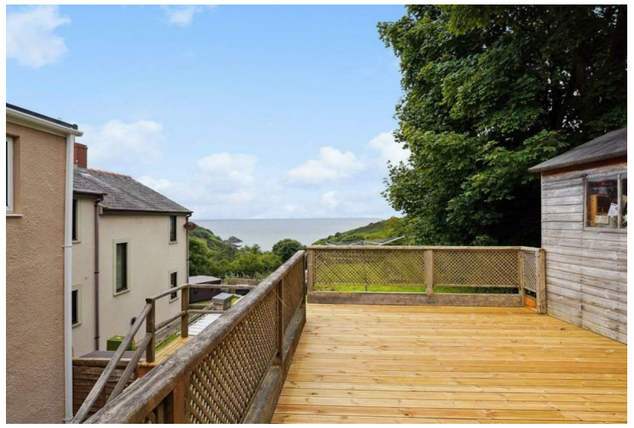
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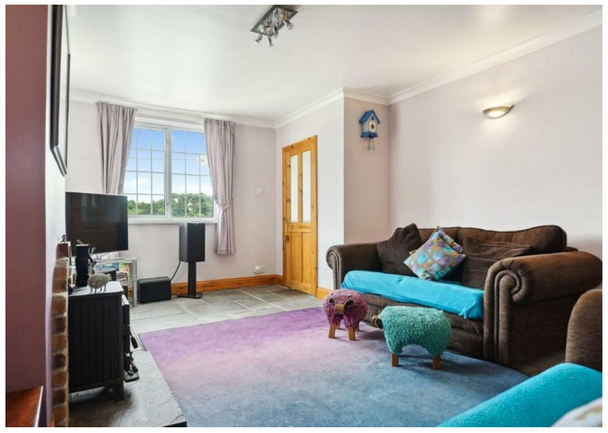
The Agent that goes the Extra Mile













An attractive extended four-bedroom character cottage enjoying far-reaching views across Cardigan Bay, set in an elevated position within the sought-after coastal village of Dinas Cross.

Ty Siriol is a charming extended cottage offering a combination of traditional character and generous, practical living accommodation arranged over two floors. Occupying an elevated position above a quiet private lane, the property enjoys an enviable coastal outlook, with far-reaching views across Cardigan Bay from several of the principal rooms.

The accommodation retains many of the appealing features associated with a traditional Welsh cottage, complemented by well-proportioned living spaces suitable for modern family life or relaxed coastal living. Two wood-burning stoves provide attractive focal points, while the bespoke fitted kitchen is centred around a British Racing Green Rayburn range cooker and is equipped with a dishwasher, washing machine and fridge freezer.

Outside, the property benefits from a raised decked terrace to the rear, providing an excellent vantage point from which to enjoy the coastal views and an ideal setting for outdoor dining and seating. There is also a further raised patio area, again taking advantage of the lovely sea views. A driveway provides ample off-street parking, while a useful storage shed is situated opposite the property.

With its four bedrooms, flexible living accommodation, character features and elevated coastal setting, Ty Siriol would suit a variety of lifestyles. The property may also be suitable for use as a principal residence, second home or holiday let

Situated in the popular coastal village of Dinas Cross, the property is well placed for enjoying the beauty of the Pembrokeshire coastline and the wider attractions of West Wales.

Viewing is recommended to appreciate the character, accommodation and coastal outlook that Ty Siriol has to offer. Please note carpets, curtains, and some furniture will be included if required.

Dinas Cross is a very popular village located between Fishguard and Newport on the rugged North Pembrokeshire coastline. There is a range of facilities, including a filling station, takeaway, public houses both in the village and by the sea at Pwllgwaelod. The village also benefits from of a community hwb at Yr Hen Ysgol, this offers a range of regular classes and weekly events. The property is also within easy reach of the beaches at Cwm yr Eglwys and Pwllgwaelod, and the Pembrokeshire coast path - extremely popular with walkers.











DIRECTIONS

From Fishguard take the A487 towards Cardigan for 3 miles. Passing Greenacre Garage on your right, continue for 0.5 miles and take the left turn opposite Cwncanol. Follow the lane to the end, and the property will be in front of you. What 3 Words - ///cyclones.units.lends

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.