



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.

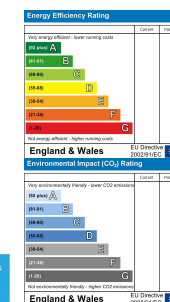


### Maesycwm Dinas Cross, Newport, Pembrokeshire, SA42 0SG

- End of Terrace Cottage
- Walking Distance to Beaches
- Modern Kitchen & Bathroom
- Double Glazed, Gas Heating
- Garage & Parking
- Edge of Coastal Village
- Character Accommodation
- Three Bedrooms
- Enclosed Rear Garden
- EPC Rating: TBC

Offers In The Region Of £425,000

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



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



A charming end-of-terrace cottage in the coastal village of Dinas, with easy reach of local amenities and two beautiful beaches – Pwllgwaelod and Cwm yr Eglwys! Brimming with character, this charming property features original wooden beams, panelled doors, sash windows and a feature fireplace.

The accommodation briefly comprises, on the ground floor, a cosy sitting room featuring a Morso wood-burning stove set into a charming fireplace, complemented by exposed wooden beams and oak flooring. Glass panelled double doors lead through to the kitchen/diner, which is fitted with modern matching wall and base units, a Belfast sink positioned beneath a window overlooking the rear garden, and integrated appliances including a gas hob, electric oven, washer/dryer and refuse/recycling bins. The dining area is light and airy, with a side window and patio doors providing direct access to the garden. Off the sitting room is Bedroom Three, a versatile space with exposed beams and wooden flooring that could also serve as a second reception room or home office.



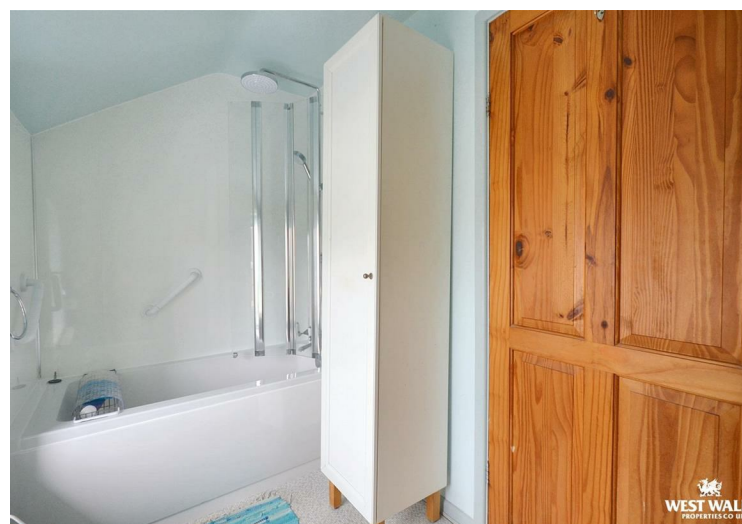
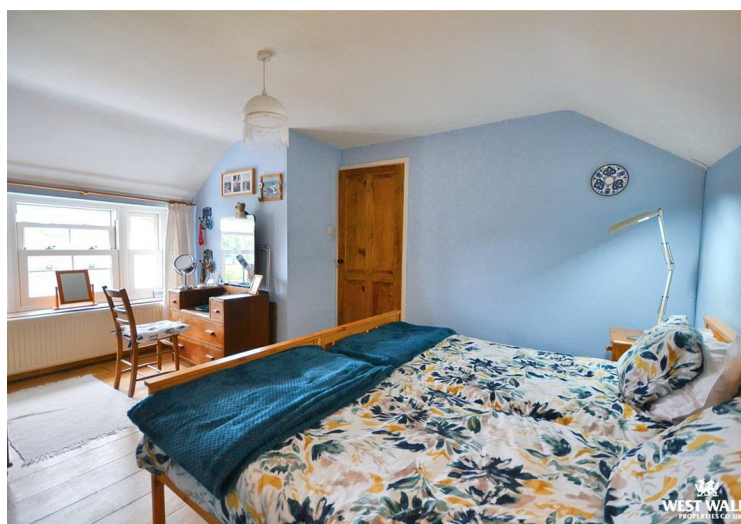
A staircase from the sitting room leads to the first floor, where you'll find two double bedrooms, both featuring wooden flooring and front-facing windows. The principal bedroom enjoys the added benefit of dual-aspect windows, flooding the space with natural light, as well as two built-in wardrobes. The modern family bathroom includes a WC, wash basin, and a bath with an overhead shower. From here there are distant sea views.

Externally, to the front of the property are flower beds planted with an array of colourful shrubs and flowers. There is a garage to the left of the property, benefiting from power and lighting, and offering off road parking in front of and within. The rear garden is enclosed and can be accessed either through the kitchen's patio doors or via the garage. Steps lead up to a beautiful garden, laid mainly to lawn and bordered by a variety of mature trees, and shrubs. There are two dedicated vegetable / flower beds. This offers a wonderful spot to sit and enjoy your surroundings. To the front of the property, well-stocked flower beds are planted with an array of colourful shrubs and seasonal blooms, adding to the home's charm and kerb appeal.

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 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. Continue to Lower Town, then 2 or 3 miles to Dinas Cross. Shortly after the filling station on your right, take the first left, signposted Bryn Henllan and Pwll Gwaelod. Where the road bears sharp left at the first blind bend, turn sharp right onto left-Yr-Esgyrn. After a short distance turn right, property is the last cottage on the right hand side



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