



Bryn Ioan, Dinas Cross, Newport – SA42 0SE

£725,000 Freehold

- Under Construction at present, an attractive Detached character 2 storey Modern Residence which stands within half a mile or so by road of the N. Pembs Coastline at Aberbach, Pwllgwaed and Cwm Yr Eglwys.
- The Property is being traditionally built and will have the benefit of 2/3 Reception Rooms, 3/4 Bedrooms, Bath/Shower Room, Kitchen/Diner and Utility Room Accommodation benefitting from Gas Central Heating. Hardwood (Accoya) painted Double Glazed Windows and Doors, Cavity Wall, Roof and Floor Insulation.
- In addition, it will have the benefit of Integral Garage as well Off Road Vehicle Parking Space to the fore.
- There will be a Paved/Concrete Path surround to the Property and to the rear will be a good sized South facing Lawned Garden together with Paved Patios.
- Distant Coastal Sea Views to Fishguard Bay can be enjoyed from the Property.

Situation

Brynenllan is situated within a half a mile or so of the centre of the village of Dinas Cross and the Main A487 Fishguard to Cardigan Road and is within half a mile or so of the North Pembrokeshire Coastline at Pwllgwaed, Cwm-yr-Eglwys and Aberbach. Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4 ½ miles west) and the Coastal Town of Newport (2 ½ miles east). Dinas Cross has the benefit of 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, Petrol Filling Station/Post Office/Store, an Art Gallery/Tea Room, a Village/Community Hall, a Cafe and a Licensed Restaurant at Pwllgwaed. The Pembrokeshire Coastline at Pwllgwaed 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.

Directions

From Fishguard take the Main A487 road east for some 4.5 miles and in the centre of the village of Dinas Cross, proceed past the Petrol Filling Station/Store and a 100 yards or so further on take the turning on the left, signposted to Brynenllan and Pwllgwaed. Continue on this road for some 600 yards or so and follow the road to the left. A 100 yards or so further on, bear right in the direction of Pwllgwaed and some 70 yards or so further on, take the first turning on the left just prior to the Chapel. Continue on this road for a further 50 yards or so and Bryn Ioan is situated on the left hand side of the road, just prior to a very small Caravan Site (3 Caravans). A "For Sale" Board is erected on site. Alternatively from Cardigan, take the Main A487 road south west for some 13 miles and in the village of Dinas Cross take the second turning on the right, signposted to Pwllgwaed and Brynenllan. Follow directions as above.

Description

Brynenllan is a Detached 2 storey Dwelling House of cavity concrete block construction with stone faced front elevation and rendered side and rear elevations under a pitched natural slate roof. Proposed accommodation is as follows:-

Ground Floor

Living Room

15' 4" x 14' 4" (4.67m x 4.36m)

With a solid Oak staircase to First Floor and doors to Kitchen and:-

Lounge

15' 0" x 11' 10" (4.57m x 3.60m)

With double glazed window and double glazed French Doors to rear Garden.

Kitchen (Fully Fitted)

14' 4" x 12' 5" (4.36m x 3.79m)

With double glazed window, Oak door to Utility Room and openings to Snug/Bedroom 4 and:-

Dining Room

11' 10" x 7' 2" (3.60m x 2.18m)

With double glazed French Doors to rear Garden.

Snug/Bedroom 4

10' 10" x 7' 9" (3.30m x 2.36m)

With double glazed Window.

Utility Room

17' 6" x 5' 11" (5.34m x 1.80m)

With Oak doors to rear Garden, Garage and:-

Shower Room

10' 0" x 4' 7" (3.06m x 1.40m)

With double glazed window.

First Floor

Landing

Bedroom 1

14' 4" x 12' 5" (4.36m x 3.79m)

With Oak door to:-

En Suite Bathroom

13' 6" x 7' 1" (4.11m x 2.16m)

With double glazed window.

Bedroom 2

15' 4" x 8' 2" (4.67m x 2.50m)

With 2 double glazed windows.

Bedroom 3

11' 5" x 8' 7" (3.47m x 2.61m)

With double glazed window.

Walk in Airing Cupboard

8' 7" x 3' 3" (2.61m x 1.00m)

Bathroom

11' 1" x 5' 1" (3.37m x 1.56m)

With double glazed window and white suite of Bath, Wash Hand Basin and WC.

Externally

Adjoining the Property is a:-

Garage

14' 4" x 13' 11" (4.36m x 4.24m)

With Hardwood (Accoya) painted double doors and an Oak door to Utility Room.

N.B.

All measurements are approximate only. Directly to the fore of the Garage will be a hardstanding area which would allow for additional Vehicle Parking space. To the fore of the Property will be a Grassed/Lawned Garden.

There will be a Concrete/Paved Path surround to the Dwelling House and to the rear there will be a Porcelain Tile Patio and an elevated Lawned Garden with a Paved Patio/Sitting area. Sea views can be enjoyed from the rear garden. Outside Electric Lights, Outside Power points and Outside Water Tap. The boundaries of the Property are bounded in red on the attached Block Plan which is not to Scale. Elevation Drawings which are not to Scale as well as Ground and First Floor Layout Plans of the accommodation which are not to Scale are also attached.

Services

Main Water (metered supply), Electricity, Gas and Drainage are connected.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Way exist in favour of Bryn Ioan (the Building Plot) over the hardsurfaced lane which leads off the Council Maintained District Road leading to Pwllgwaed.

NHBC

Bryn Ioan will have the benefit of a NHBC 10 Year Building Certificate.

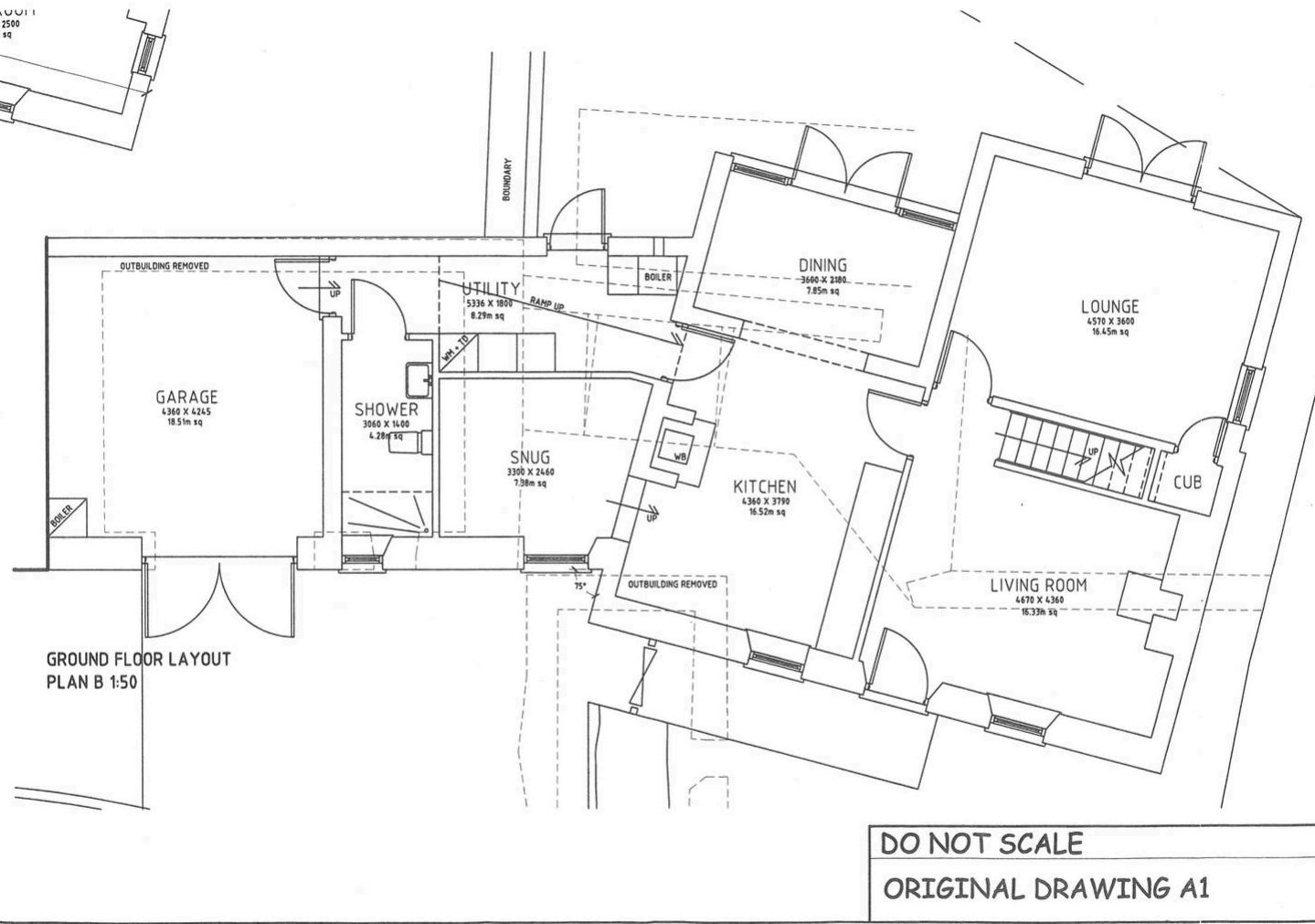
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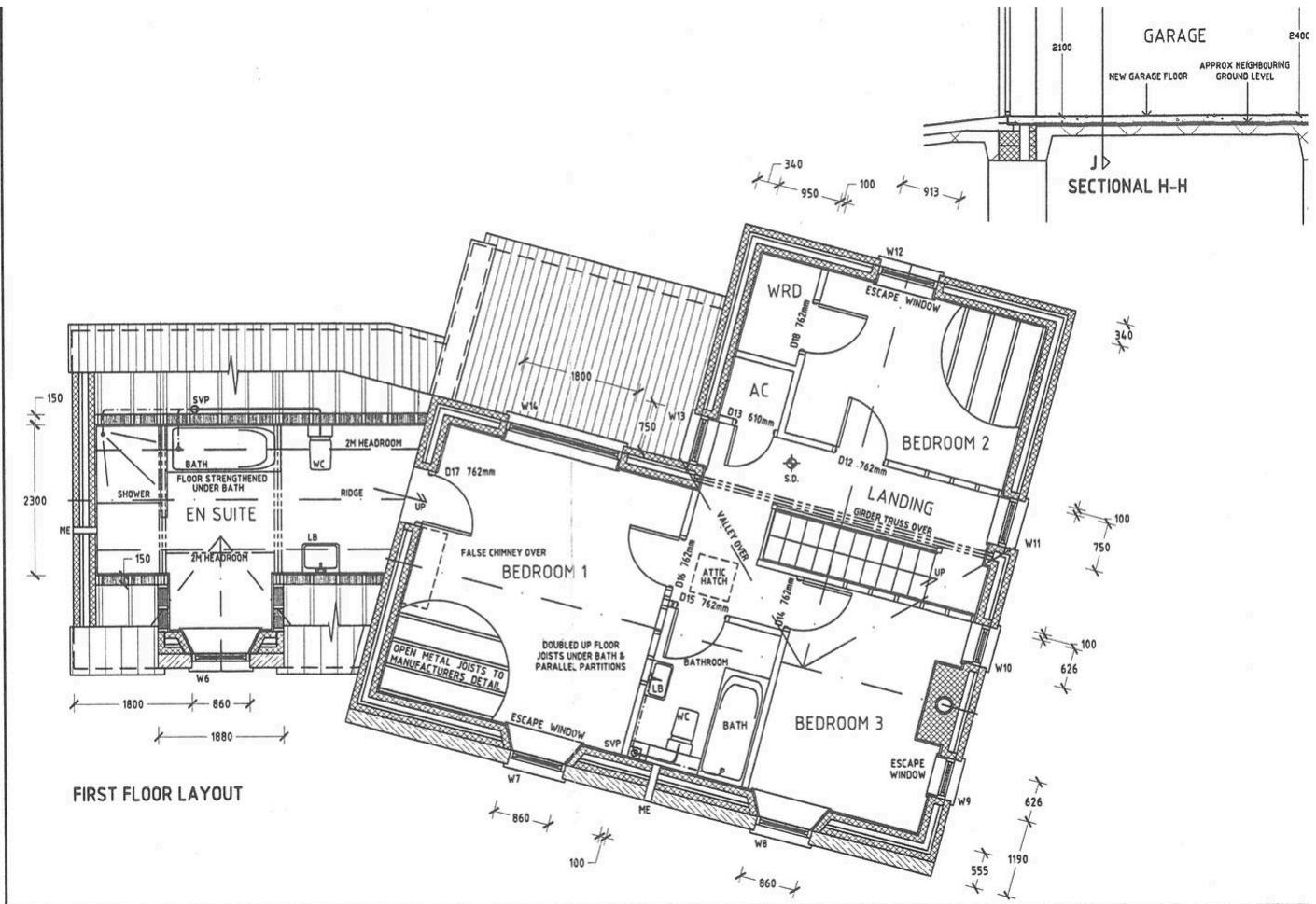
Bryn Ioan is an exceptional Detached 2 Storey Modern Dwelling House which is being built and finished to an extremely high standard by a Local Builder Ian Fletcher & Son. The Property will have the benefit of 3/4 Reception Rooms, Fully fitted Kitchen, Utility Room, 3/4 Bedrooms and 3 Bathroom (one En Suite) Accommodation benefitting from Gas Central Heating, Hardwood (Accoya) Double Glazed Windows and Doors and cavity Wall, Roof and Floor Insulation. In addition it will have the benefit of Integral Garage as well as Off Road Vehicle Parking to the fore and as well as a Private South Facing rear Lawned Garden together with Paved Patios from where distant Coastal Sea Views can be enjoyed over Fishguard Bay. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly recommended.

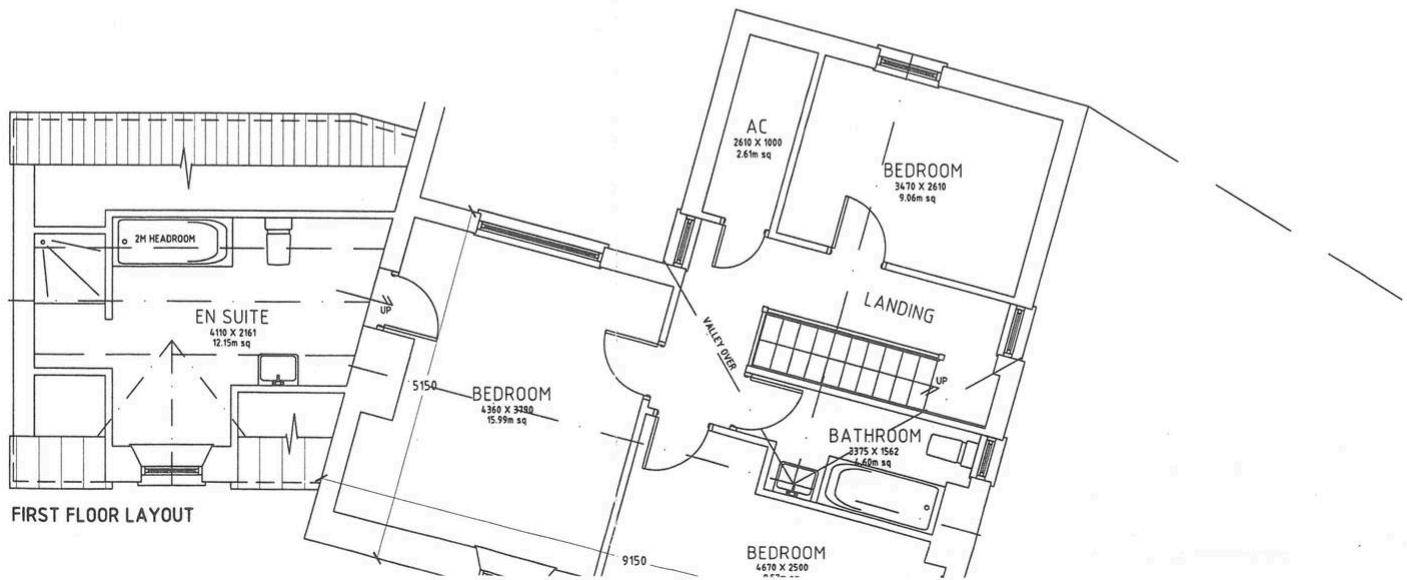
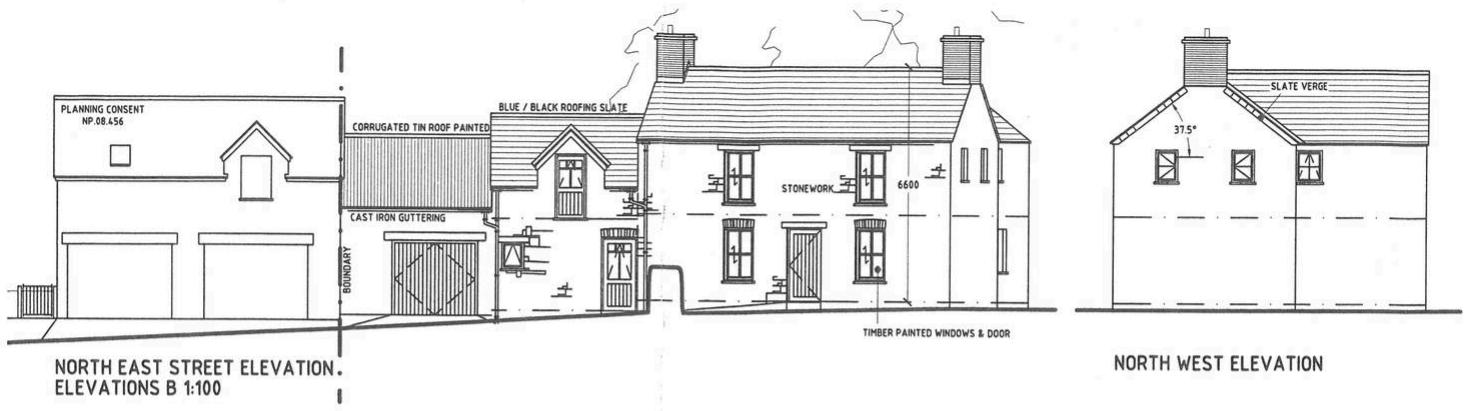


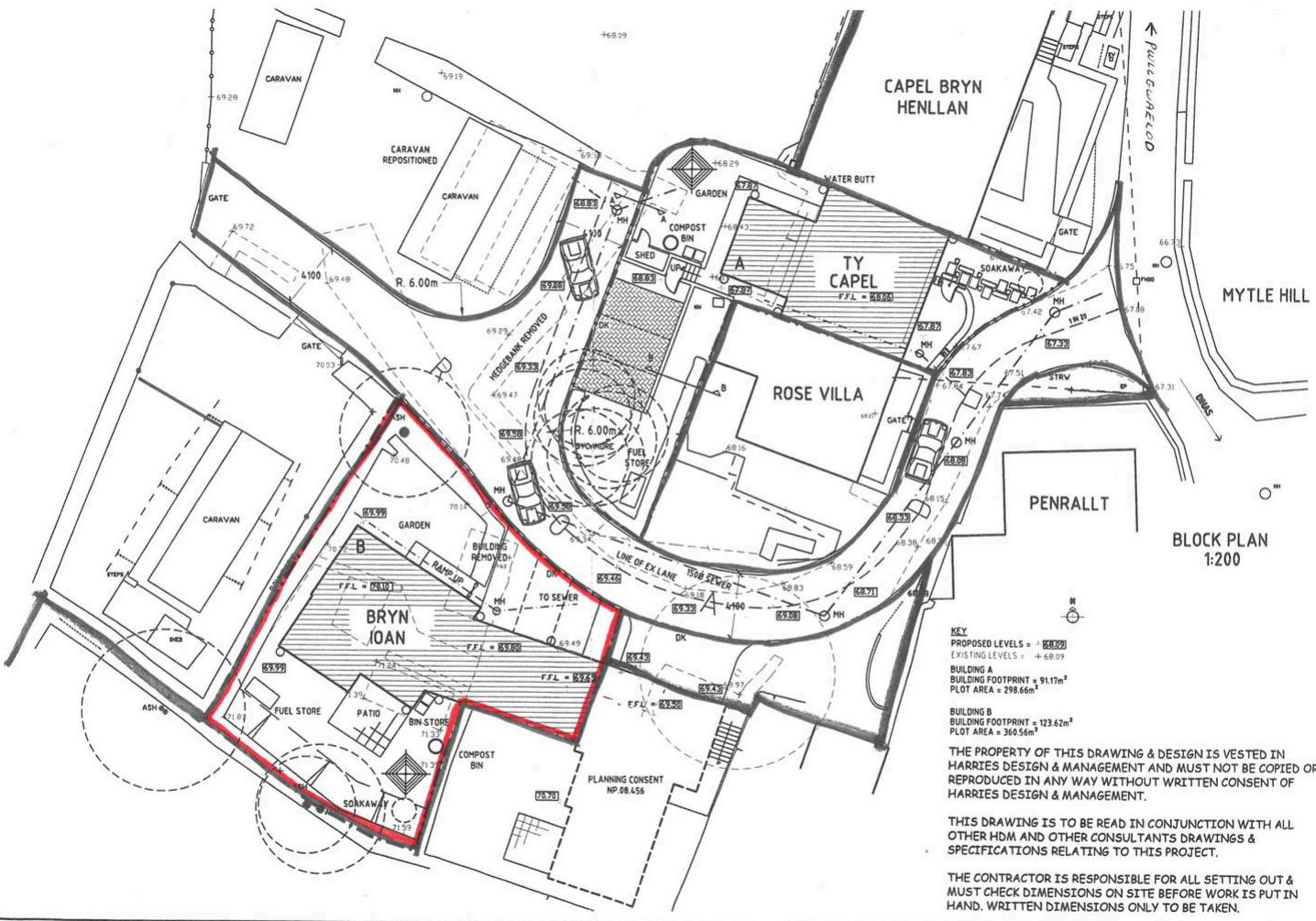


1000
x 2500
m sq









jjmorris

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