



1 Bryngelli, Dinas Cross, Newport SA42 0XJ

Offers in the region of £299,500

**5-4 Bedroom Semi Detached House
Large Garage, Gardens, Off Road Parking
Coastal And Country views
Ideal Family Home
No Chain**

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WK/BT/52674/220916

DESCRIPTION

1 Bryngelli is a spacious semi-detached property nestling in a lovely location adjacent to the village green in the coastal village of Dinas Cross which is approximately halfway between Newport and Fishguard. The property enjoys views to the hills from the front and coastal views from the rear with footpaths from the green leading up to Dinas Mountain or towards the sea. There is a regular bus service through the village stopping at the green making it convenient for trips to the larger town of Cardigan to the north or Haverfordwest to the south. The property is very versatile with the present owners utilising one bedroom as a 2nd kitchen and another as a 2nd sitting room. These can easily be returned to their original use bringing it back to being a 5 bedroom property. There are two bathrooms, and a large garage/workshop with a service pit. There is further good sized shed, a garden to the side and rear, a raised patio and off-road parking. The property was completely re roofed in 2009 with top up insulation. This is an ideal family home in such a lovely location. No Chain.

PORCH

Double-glazed door to porch, tiled floor, double-glazed window, door with original etched glass panels leading into:

HALL

Staircase to first floor, radiator, fitted carpet, telephone point.

CLOAKROOM

Suite comprising of WC, wash hand basin.

LIVING ROOM

14'7 x 13'5 into bay (4.45m x 4.09m into bay)
Exposed stone wall, double-glazed bay window to front with country views, TV point, mahogany original fire surround, tiled hearth and back panel with open fire which has back boiler, fitted carpet, radiator, alcoves with shelving.

STUDY

12' x 11'6 (3.66m x 3.51m)
Fitted carpet, telephone point, exposed stone wall, double-glazed window to side and rear, radiator, open fireplace with surround, marble style hearth and back boiler, built-in bookcase, retractable stair giving access to cellar.

CELLAR

11'9 x 10' (3.58m x 3.05m)
Exposed stone walls, built-in wine rack, power points, work surface, sink, strip lights.

KITCHEN

14'9 x 9'8 (4.50m x 2.95m)
Range of fitted wall and base units, double sink with double drainer, double-glazed window to rear, quarry tiled floor, floor standing oil fired boiler servicing hot water and central heating, external door to rear, exposed beamed ceiling, door to:

UTILITY/FREEZER ROOM

8'9 x 7'4 (2.67m x 2.24m)
Single drainer sink, plumbing for washing

machine, external double-glazed door.

FIRST FLOOR HALF LANDING

Door to:

SITTING ROOM/ BEDROOM

14'3 x 9'5 (4.34m x 2.87m)
Fitted carpet, 2 radiators, 3 double-glazed windows, some sea views, built-in cupboard housing TV, storage area.

MAIN LANDING

Fitted carpet, drying cabinet, linen cupboard, doors to:

2ND KITCHEN/ BEDROOM

11'8 x 9'3 (3.56m x 2.82m)
Range of fitted wall and base units, worktops, LPG gas cooker point, double drainer sink, vinyl flooring, heated towel rail, double-glazed window with sea views, exposed stone wall.

BEDROOM 2

9'6 x 9'2 (2.90m x 2.79m)
Double-glazed window to front, exposed stone wall, window with countryside views, radiator, carpet.

BEDROOM 3

9'2 x 8'4 (2.79m x 2.54m)
Fitted carpet, double-glazed window to front with countryside views, wash hand basin, radiator.

BATHROOM

Suite comprising enamel bath, WC, wash hand basin, heated towel rail

SHOWER/WET ROOM

Mixer shower, extractor, light.

SECOND FLOOR HALF LANDING

Velux window, sea views, storage box, doors to:

BEDROOM 1

24'5 x 10'6 (7.44m x 3.20m)

Range of built-in wardrobes, fitted carpet, Velux window, sea views, double-glazed window to front with countryside views, radiator, fitted carpet, exposed "A" frames, under eaves storage cupboard.

BATHROOM

Suite comprising panel spa bath, basin set in vanity unit, bidet, WC, built-in cupboard, radiator, fitted carpet, hand-held shower attachment over bath.

EXTERNALLY

To the fore in a stone wall and railed paved forecourt, to the side is a hardstanding off-road parking area leading to **GARAGE/WORKSHOP**

19'4 x 17'7 with sliding doors to front, a pedestrian door, one way glass window and 2 windows to rear, 3 strip lights, service pit with strip light and the roof lifts to accommodate vehicles of greater height, to the side is a garden area laid mainly to lawn with trees and shrubs, vegetable garden, Rear garden with soft fruits, patio area & awning **BLOCK BUILT SHED** 17'7 x 6'3 with strip lights and double-glazed pedestrian door, electricity connected

and LPG gas isolation valve for the cooker, external power points, oil tank and water but.

SERVICES

We are advised that mains water, electricity and drainage are connected. Oil fired central heating. Mains Gas is available with the line being adjacent to the property.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that 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 on these details have not been tested.

DIRECTIONS

From Fishguard, take the A487 towards Dinas Cross. On reaching the tennis courts on the right, take the turning left and you will see the property with our sale board.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**John.
Francis**