

# John. Francis

www.johnfrancis.co.uk

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The Property  
Ombudsman



**NEW PRICE**



## **Morfan, Dinas Cross, Newport SA42 0XD**

**Asking price £325,000**

**3 Bedroom Bungalow  
Recently Fully Renovated  
Off Road Parking And Garage  
Close To Local Beaches  
EPC D**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**WK/RO/71029/280619**

## **DESCRIPTION**

A 3 bedroom link detached bungalow, recently fully renovated to a high standard. The property offers a good living space including an open living/dining room a separate kitchen and further separate utility area. There are 2 double and 1 single bedrooms along with a main shower room, all finished to a high standard including new electrics, plumbing, central heating system and double glazing. Externally to the rear there is a large, well landscaped garden with a patio area and a summer house with views up towards the mountain behind. The front provides a tarmac driveway giving parking space for up to 3 vehicles but this could be extended, there is also a single garage with remote operated up and over door. This property is located in the lovely coastal village of Dinas Cross close to the local beaches. The village is conveniently located between the larger towns of Newport and

## **PORCH**

Enter via front door, laminate flooring, double doors to:

## **LIVING ROOM**

21'9" x 12'3" (6.63m x 3.73m)

Part laminate wood flooring, part carpet, radiators, windows to side and front, modern flame and log effect, electric, wall fire, TV point, opening to:

## **DINING ROOM**

10'9" x 6'4" (3.28m x 1.93m)

Laminate wood flooring, telephone point, sliding patio doors to side, radiator, thermostat control panel for central heating.

## **KITCHEN**

12' x 11'7" (3.66m x 3.53m)

Laminate flooring, window to side, fusebox, LED down lights, integral fridge/freezer, electric oven and hob with extractor over, Howden wall and base units, sink with drainer, fully tiled walls, radiator, door to:

## **UTILITY ROOM**

6'3" x 5'5" (1.91m x 1.65m)

Laminate flooring, Howden base units incorporating integrated Bosch washing machine, stainless steel sink with drainer, fully tiled walls, window to front, door to rear.

## **SHOWER ROOM**

8'8" x 6' (2.64m x 1.83m)

Ceramic wood effect tiled flooring, WC, wash hand basin, fully tiled walls, window to side, radiator, shower unit with self cleaning glass and non slip flooring with double headed mains shower over.

## **BEDROOM 1**

13'4" x 12' (4.06m x 3.66m)

Carpet, window to rear, TV point, radiator.

## **BEDROOM 2**

13'4" x 9'5" (4.06m x 2.87m)

Carpet, window to rear, fitted wardrobes, radiator.

## **BEDROOM 3**

12' x 7'10" (3.66m x 2.39m)

Carpet, window to side, fitted wardrobes, radiator, telephone point.

## **EXTERNALLY**

To the front is a driveway offering space for 3 vehicles and a large area laid with shingle that could provide additional parking if desired. There is also a **GARAGE (17'7" x 9'1")** which has a remote operated electric up and over door, housing an A\* Worcester gas fired boiler servicing the hot water and central heating system, internal tap and a WC. A side gate then provides side access to the rear of the property. At the side of the property is a small paved area housing a garden **SHED** and 2 further outdoor taps. This then follows around the rear of the property where the garden comprises of a slightly raised shingle patio area, whilst the remainder is laid to lawn with a **SUMMERHOUSE**

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## SERVICES

We are advised all mains services are connected 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.

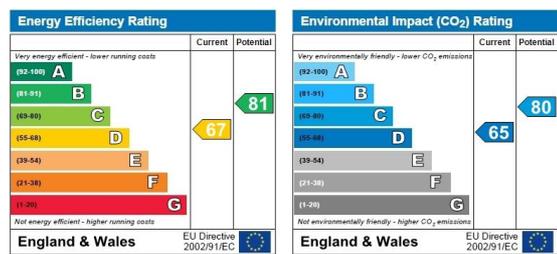
## DIRECTIONS

From Fishguard take the A487 towards Dinas Cross. Upon reaching the village continue until you see our John Francis For Sale board on the right hand side just after 'Sunnybank'.

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