



Nantlais, 25 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

Price Guide £525,000

- * An attractive well appointed Detached Single storey Bungalow Residence.
- * Comfortable 3 Reception, 3 Bedrooms, Cloakroom and 2 Shower/Bathroom Accommodation.
 - * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Delightful Gardens with Lawned Areas to the fore, Paved and Ornamental Stone Patio Areas, Flowering Shrubs, Fruit Trees, a Soft Fruit Bed and a Small Vegetable Garden.
- * Useful Outbuilding including a Workshop, Tool Shed, Garden Shed and Greenhouse.
 - * Garage and Off Road Parking for 2/3 Vehicles.
- * Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- * Delightful Coastal Sea Views over Newport Bay to Morfa Head can be enjoyed from the Property.
 - * Realistic Price Guide. Early Inspection strongly advised.

Situation

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within half a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr Bay, Poppit Sands, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is also a regular Bus Service along the Main A487 Road west to Fishguard and north east to Cardigan and Aberaeron.

Maes y Cnwce is a medium sized Residential Estate which is situated on the western fringes of the town from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head.

Nantlais is situated within 700 yards or so of Newport Town Centre and the Shops at Market Street.

Directions

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the first turning on the left into Maes-y-Cnwce. Proceed down the hill for 100 yards or so and take the second turning on the left. Proceed on this road for 100 yards or so passing the turning on the left and Nantlais, 25 Maes Cnwce is the next bungalow on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and proceed through the Town of Newport and on leaving the Town, take the turning on the right into Maes-y-Cnwce. Follow directions as above.

Description

Nantlais comprises a Detached single storey Bungalow residence of cavity concrete block and brick construction with part reformite stone and mainly rendered and pebble dashed elevations under a pitched slate roof. Accommodation is as follows:-

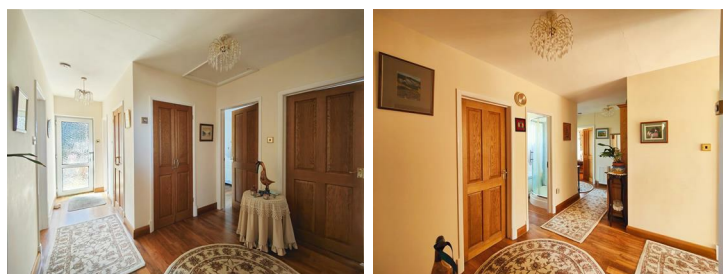
uPVC Double Glazed Entrance Door to:-

Porch

4'3" x 4'0" (1.30m x 1.22m)

With quarry tile floor, coat hooks and a uPVC double glazed door to:-

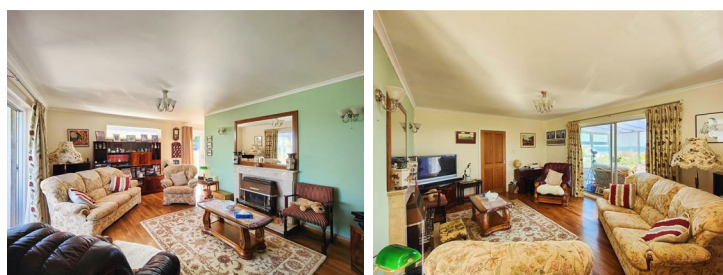
Hall



9'4" x 8'4" ('L' Shaped) (2.84m x 2.54m)

With a Karndean Oak effect floor, double panelled radiator, ceiling light, telephone point, 1 power point, opening to Inner Hall and door to:-

Sitting Room



18'0" x 12'11" (5.49m x 3.94m)

With a Karndean Oak effect floor, Marble fireplace housing a Baxi Super Gas Flame fire, coved ceiling, ceiling light and 2 wall lights, 2 double panelled radiators, TV point, telephone point, 5 power points, opening to Dining Room and an Aluminium double glazed patio door to:-

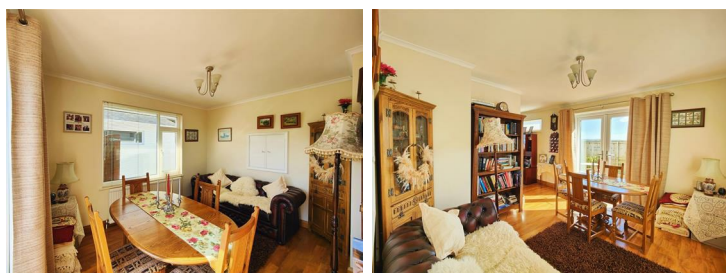
Conservatory



11'2" x 8'6" (3.40m x 2.59m)

Being uPVC double glazed with venetian blinds and affording Sea Views over Newport Bay to Morfa Head, Karndeian Oak effect floor and a uPVC double glazed french door to front garden.

Dining Room



12'7" x 11'3" (3.84m x 3.43m)

With a Karndeian Oak effect floor, uPVC double glazed french door leading to an Ornamental Stone Patio area, coved ceiling, ceiling light, uPVC double glazed window with vertical blinds, telephone point, 2 power points and serving hatch from Kitchen.

Inner Hall

9'3" x 7'2" (2.82m x 2.18m)

With a Karndeian Oak effect floor, ceiling light, access to an ~Insulated Loft, central heating thermostat control, built in cupboard with shelves, doors to Bedrooms 1 and 2, Cloakroom and Bathroom and an opening to:-

Rear Hall

With Karndeian Oak effect floor, ceiling light, smoke detector (not tested), Airing Cupboard with shelves housing a Worcester Gas Combination Boiler (heating Domestic Hot Water and firing Central Heating), uPVC double glazed door to a rear Resin Patio/Hardstanding Area and Oak doors to Bedroom 3 and :-

Kitchen/Breakfast Room



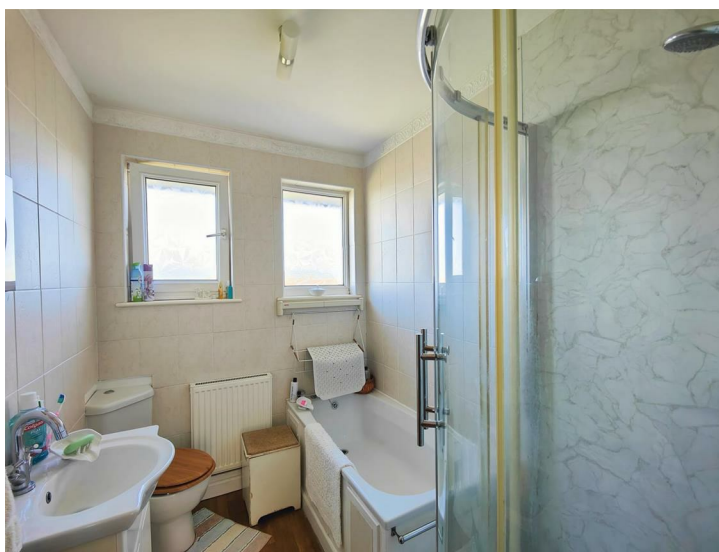
13'11" x 10'11" (4.24m x 3.33m)

With a Karndeian tiled floor, a range of fitted floor and wall cupboards, inset single drainer one and half bowl Silk Quartz sink unit with mixer tap, part tile surround, strip light, cooker box, 10 power points, built in Hotpoint washing machine, 4 ring Gas Cooker Hob, glass splashback, built in electric Single Oven/Grill and a built in Microwave/Grill, built in Fridge, built in Freezer, serving hatch to Dining Room. Cooker Hood, uPVC double glazed window with Venetian blinds, Xpelair air extractor and door to :-

Walk-in Pantry

With shelves.

Bathroom



7'11" x 5'11" (2.41m x 1.80m)

With a Karndeian Oak effect floor, white suite of panelled Bath, Wash Hand Basin in a vanity surround, WC and a Glazed and Aquaboard Quadrant Shower with a Triton T100XF electric shower, 2 uPVC double glazed windows, fully tiled walls, toilet roll holder, ceiling light, towel rail and radiator.

Cloakroom

8'00" x 3'6" (2.44m x 1.07m)

With a Karndeian Oak effect floor, radiator, uPVC double glazed window, white suite of WC and Wash Hand Basin in a vanity surround, ceiling light, towel rail and a toilet roll holder.

Bedroom 1 (front)



13'11" x 12'0" (4.24m x 3.66m)

With a Karndeian Oak effect floor, 2 uPVC double glazed windows with vertical blinds (one of which affords Sea Views over Newport Bay to Morfa Head), double panelled radiator, ceiling light, 3 power points and built in mirror fronted double wardrobes with shelves.

Bedroom 2



14'0" x 12'0" (4.27m x 3.66m)

With a Karndeian Oak effect floor, radiator, uPVC double glazed window with vertical blinds, ceiling light, TV point, 3 power points, built in mirror fronted double wardrobe and door to:-

Ensuite Shower Room



8'8" x 3'11" (2.64m x 1.19m)

With a ceramic tile floor, fully tiled walls, uPVC double glazed window, ceiling light, extractor fan, white suite of WC and Wash Hand Basin in a vanity surround, Glazed and Tiled Shower Cubicle with a thermostatic shower, ceiling light, extractor fan, an illuminated wall mirror with shaver point and door to Bedroom 3.

An Oak door from the Rear Hall gives access to an :-

Inner Lobby

5'0" x 3'9" (1.52m x 1.14m)

With ceramic tile floor, alcove with shelves, built in wardrobe/cupboard and an opening to:-

Bedroom 3 (formerly a Garage)



13'10" x 8'10" (4.22m x 2.69m)

With ceramic tile floor, uPVC double glazed window with vertical blinds, uPVC double glazed patio door leading out a resin Patio/Hardstanding area, ceiling light, 8 power points, electricity consumer unit and a double panelled radiator.

Externally

Directly to the fore of the Property is a delightful, well maintained gently sloping Lawned Garden with abundance of Flowering Shrubs, Roses, Camellias, Eating and Cooking Apples, a Pear Tree, Holly Bush, a small Vegetable Garden and a :-

Greenhouse 6'6" x 5'0" approx

A resin path leads up to the front door where there is a resin path surround to the Bungalow. Adjacent to the western gable end is a Paved Patio together with Soft Fruit Bed with Raspberries, Blackcurrants and Gooseberries. Beyond are a range of Outbuildings including a:-

Workshop



12'0" x 9'0" approx (3.66m x 2.74m approx)

Garden Tool Shed

6'0" x 3'0" (1.83m x 0.91m)

Garden Shed

8'0" x 6'0" (2.44m x 1.83m)

Directly to the rear of the Property is a Resin Hardstanding/Patio Area and adjacent is a:-

Garage/Workshop



15'9" x 8'3" (4.80m x 2.51m)

Of cavity concrete block construction with rendered and whitened roughcast elevations under a pitched slate roof. It has a metal up and over door, uPVC double glazed pedestrian door, 6 power points, wall shelves and wall strip light.

Beyond the Garage is Resin Hardstanding area which allows for Off Road Vehicle Parking and is accessed off the estate road via double wrought iron gates. Adjacent to the eastern gable end of the Property is a Ornamental Stone Patio together with a:-

Storage Shed

6'6" x 3'8" (1.98m x 1.12m)

4 Outside Electric Lights (one Sensor light), 2 Outside Power points and 2 Outside Water Taps.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale 1/2500.

Services

Mains Water(metered supply), Electricity (Smart meter), Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite TV.

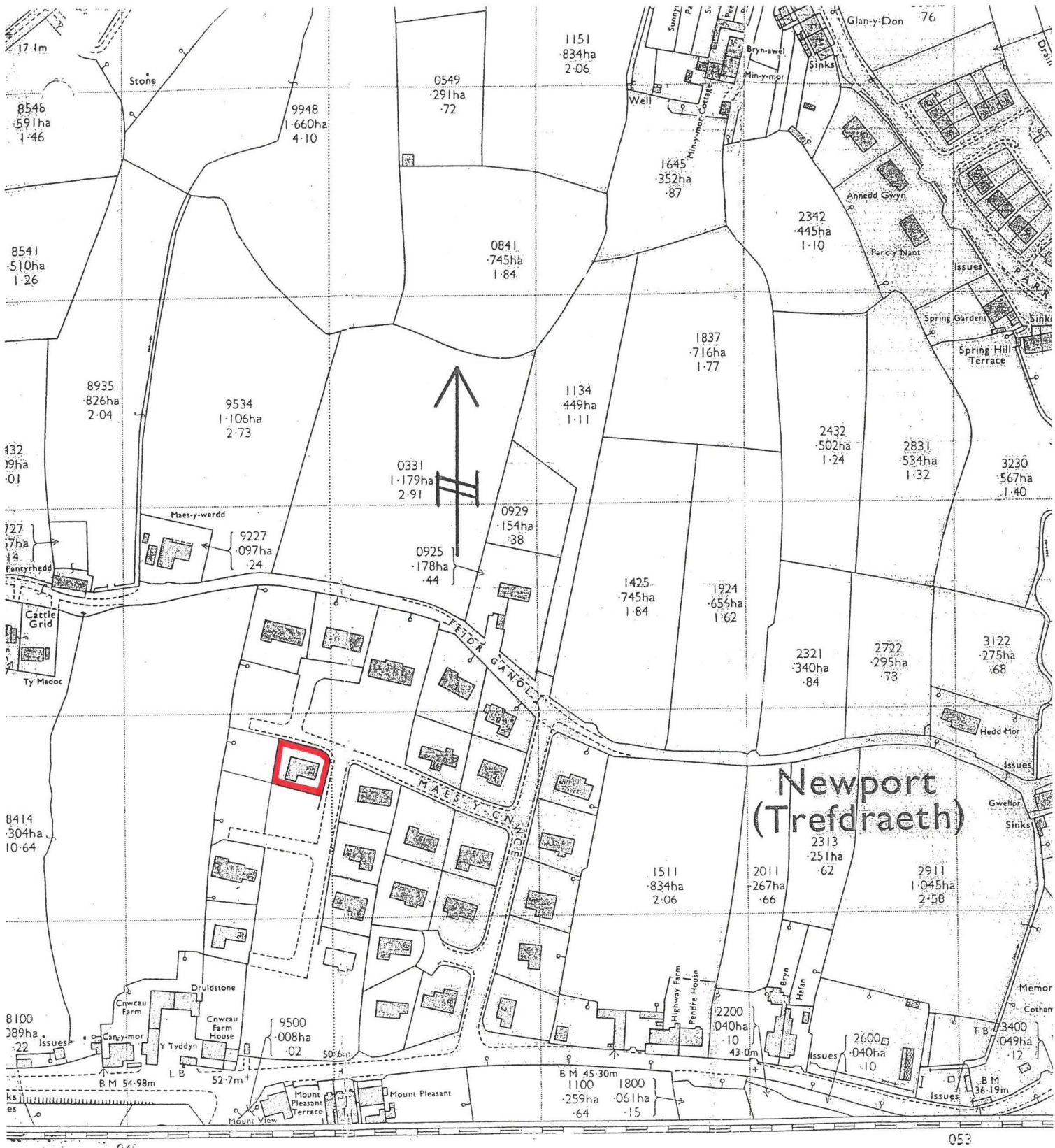
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Nantlais, 25 Maes Cnwce, Newport is an attractive well appointed Detached Single Storey Bungalow Residence which stands on this popular medium sized Residential Estate within a half a mile or so of Newport Town Centre and the Shops at Market Street and Long Street. The Property is in excellent decorative order benefitting from

Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has a good sized, well maintained Landscaped Gardens with Lawned Areas, Flowering Shrubs, Young Trees, Fruit Trees, Soft Fruits, a Vegetable Garden etc. etc. There is also a Garage as well as Off Road Parking for 2/3 Vehicles. It is ideally suited for Family Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early Inspection is strongly advised.



Nantlais, 25 Maes y Cnwce,
Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

Floor Plan

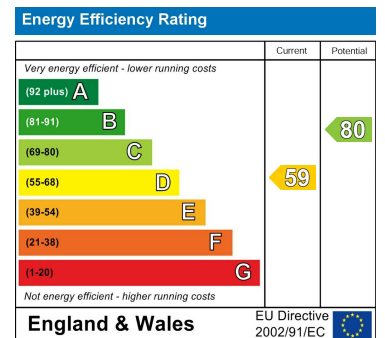


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band - F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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