



White Horses, 29 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

**Price Guide £399,950**

- \*An attractive Detached single storey Bungalow Residence.
- \*Comfortable 2 Reception, Kitchen/Breakfast Room, Bathroom, Separate WC and 3 Bedroom accommodation.
- \*Electric Heating. uPVC Double Glazing. Aluminium Double Glazed Patio Door. Loft Insulation.
- \*Good sized Garage and Off Road Parking for 3/4 Vehicles.
- \*Good sized Gardens with Lawns, Flowering Shrubs, Hydrangeas, Heathers and a raised Slate Paved Patio.
- \*Ideally suited for Family, Retirement, Investment or for Letting purposes.
- \*The Property enjoys Nevern Estuary and Coastal Sea Views over Newport Bay to Morfa Head.
- \*Inspection essential. Realistic Price Guide. EPC Rating G.



## 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, Post Office, Repair Garage, Tourist Information Centre, a Library, 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, Cwm, 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 a good Shopping Centre together with a wide range of amenities and facilities which briefly include 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 newly built 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 popular Residential Estate which is situated on the western fringes of the town from where Coastal Sea Views over Newport Bay to Morfa Head as well as Nevern Estuary and Carningli Mountain views as can be enjoyed.

29 Maes y Cnwce is situated within a half a mile 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 on entering the town of Newport take the first turning on the left into Maes y Cnwce. Continue on this road for 70 yards or so and take the turning on the left. Proceed up the hill and some 70 yards or so further on 29 Maes y Cnwce is situated on the left hand side of the road (the last but 1 Property on the left). A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles, passing through the town of Newport and on leaving the town take the last turning on the right into Maes y Cnwce. Follows directions as above.

## Description

29 Maes y Cnwce comprises a Detached single storey Bungalow residence of cavity concrete block construction with rendered and pebble dashed elevations under a pitched concrete tile roof. Accommodation is as follows:-

### Storm Porch

4'3" x 4'2" (1.30m x 1.27m )

With quarry tile floor and a glazed door to:-

### Hall



13'0" x 5'1" (3.96m x 1.55m )

With fitted carpet, Dimplex wall mounted convector heater, ceiling light, glazed back display shelves, telephone point, 1 power points, access to an Insulated Loft, opening to Inner Hall and doors to Kitchen/Breakfast Room and:-

## Sitting Room



19'2" x 13'10" (5.84m x 4.22m )

With fitted carpet, 3 Dimplex wall mounted convector heaters, uPVC double glazed window, Aluminium double glazed patio door to a raised Slate Patio (affording Coastal Sea Views to Morfa Head), ceiling light, TV point, 6 power points, glazed back display shelves and opening to:-

## Dining Area



12'0" x 11'0" approx (3.66m x 3.35m approx)

With fitted carpet, Dimplex wall mounted convector heater, 2 uPVC double glazed windows, ceiling light, 2 power points and door to:-

## Kitchen/Breakfast Room



12'2" x 11'11" maximum (3.71m x 3.63m maximum)

With thermoplastic tile floor, single drainer stainless steel sink unit with hot and cold, fitted floor cupboards and worktops, uPVC double glazed window, uPVC double glazed door to exterior, strip light, part tile surround, cooker box, 4 power points, Tappan 4 ring electric ceramic Cooker Hob, Dimplex wall mounted convector heater, built in Larder/Pantry cupboard with shelves, Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater and door to Hall.

## Inner Hall

10'8" x 6'8" (3.25m x 2.03m )

('L' shaped maximum) With fitted carpet, Cloaks/Broom Cupboard with electricity fuse box and Dimplex heating timeswitch, ceiling light and door to Bedrooms, Bathroom and:-

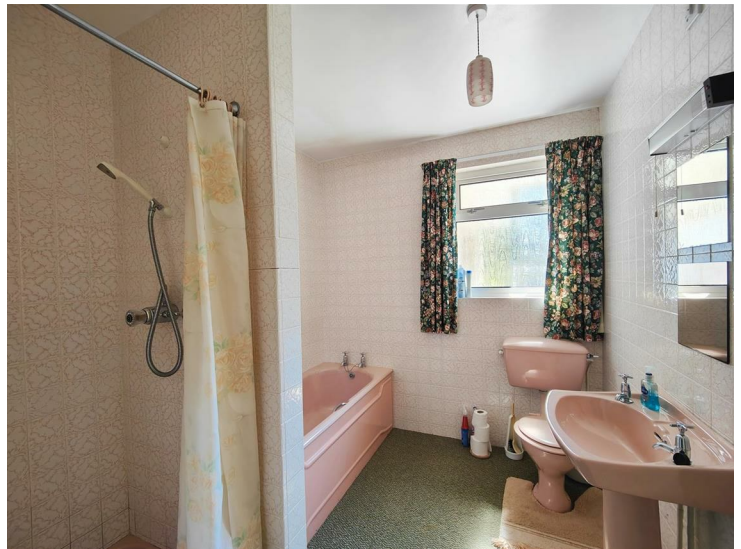
## Separate WC



8'5" x 3'6" (2.57m x 1.07m )

With fitted carpet, uPVC double glazed window, suite of Wash Hand Basin and WC, ceiling light, tile splashback, towel rail, toilet roll holder and a wall mirror.

## Bathroom



8'4" x 7'5" (2.54m x 2.26m )

With Pink suite of panelled Bath, Wash Hand Basin, WC and a tiled Shower Cubicle with a thermostatic shower, shower curtain and rail, ceiling light, fitted carpet, fully tiled walls, shaver light/point, 2 wall mirrors, uPVC double glazed window, ceiling light and a Dimplex wall mounted convector heater.



### Bedroom 1 (Front)



14'6" x 13'0" maximum (4.42m x 3.96m maximum )  
With fitted carpet, coved ceiling, ceiling light, uPVC double glazed window (affording Sea and Estuary views), electrically heated towel rail, Dimplex wall mounted convector heater and 2 power points.

### Bedroom 2 (Rear)



14'5" x 11'11" (4.39m x 3.63m )  
With fitted carpet, uPVC double glazed window, ceiling light, Dimplex wall mounted convector heater and 2 power points.

### Bedroom 3 (Front)



10'10" x 10'9" (3.30m x 3.28m )  
With fitted carpet, uPVC double glazed window (affording Sea Views), Dimplex wall mounted convector heater, ceiling light, built in wardrobe with shelf and 2 power points.

Adjoining the Property is a:-

### Garage



18'0" x 9'0" (5.49m x 2.74m )  
of concrete block construction with rendered and pebble dashed elevations under a pitched concrete tile roof. It has a metal up and over door, uPVC double glazed window, electricity fuse box, ceiling light and 1 power point.

### Externally

A brick pillared and double wrought iron gated entrance off the estate road leads to a block pavior hardstanding which allows for Off Road Parking for 3/4 Vehicles and gives access to the Garage.

There is a concrete path surround to the Bungalow and there are Lawned Gardens to all sides. In addition, there are Flowering Shrubs, Hydrangeas, Heathers and a Raised Slate Patio to the fore, from where Coastal Sea and Nevern Estuary Views can be enjoyed.

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

### Services

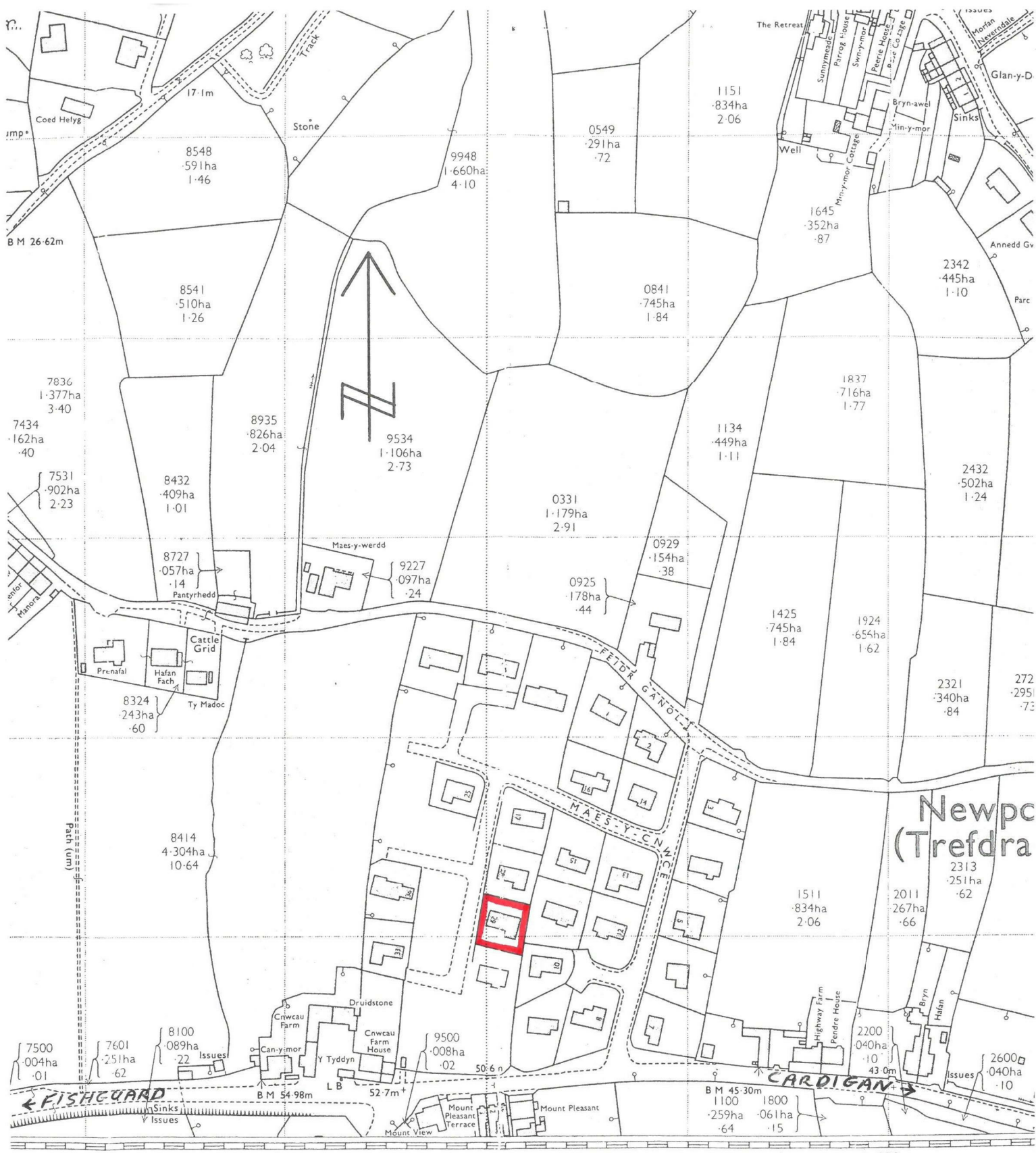
Mains Water, Electricity and Drainage are connected. Gas available, but not connected to the Property. uPVC Double Glazing and an Aluminium Double Glazed Patio door. Telephone, subject to British Telecom Regulations. Loft Insulation.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

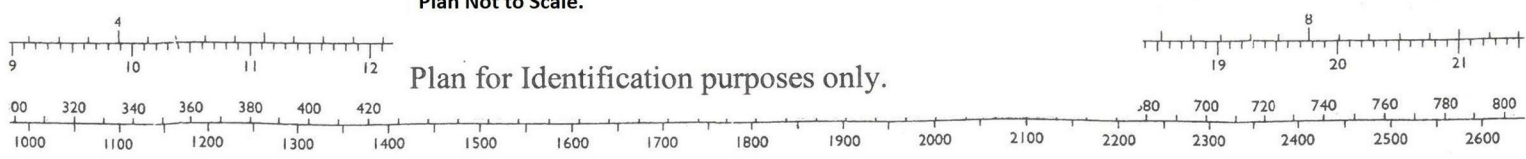
29 Maes y Cnwce is an attractive, Detached single storey Bungalow Residence which stands on the western fringes of the town of Newport, from where superb Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head. The Property is in good decorative order throughout benefiting from Electric Heating, Double Glazing and Loft Insulation. The Property is in need of some modernisation, updating and refurbishment and is ideally suited for Family, Retirement, Investment or for Letting purposes. In addition, it has a Garage as well Off Road Parking for 3/4 Vehicles and good sized well maintained Lawned Gardens with Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.









29 Maes y Cnwce,  
Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification purposes only.



SYMBOLS

-  Non-coniferous trees
-  Coniferous trees
-  Slopes
-  Cliffs
-  Site of antiquity
-  Culvert

ET  
Cc  
Di  
Lc  
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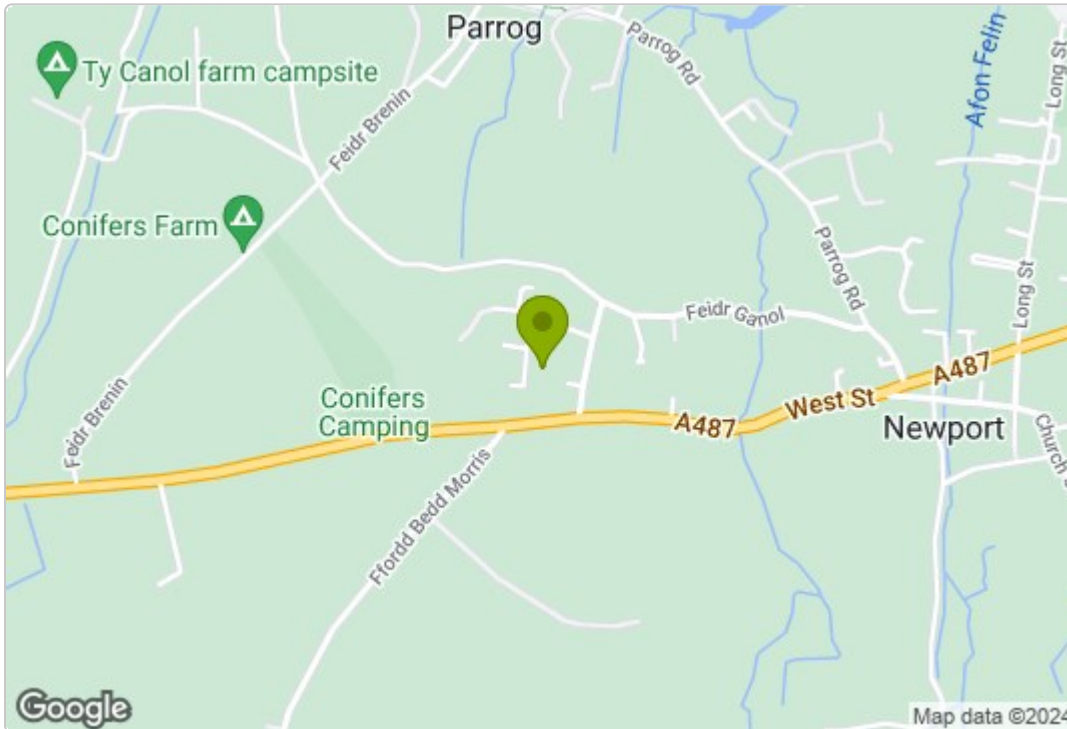


# Floor Plan

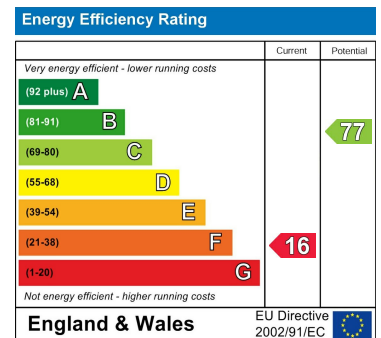


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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