

Cilhendre, Upper St. Mary's Street, Newport, Pembrokeshire, SA42 0PS

**Price Guide £595,000**

- \*An attractive, well appointed Terraced 2 storey (stone built) Character residence.
- \*Deceptively spacious 2 Reception, Kitchen, 4 Bedrooms and 2 Bath/Shower Room accommodation.
  - \*Gas Central Heating, uPVC Double Glazing and Loft Insulation.
  - \*Block Pavior Hardstanding to fore allowing for Off Road Vehicle Parking Space.
- \*Good sized Rear Garden with a large Indian Sandstone Paved Patio, Lawns, Flowering Shrubs, Quince and Apple Trees, 2 Garden Sheds, Rear Pedestrian Access and a Vehicle Parking Space in The Golden Lion Car Park.
  - \*Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- \*Inspection essential to appreciate location and the character accommodation. Realistic Price Guide. EPC Rating D.

## 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 a good range of Shops, a Post Office, Primary School, Church, Chapels, a Post Office, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Library, Tourist Information Centre, a 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 an good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, 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 north east to Cardigan and Aberaeron west to Fishguard and south along the Main A40 Road to Haverfordwest.

Upper St Mary's Street is a popular residential area which runs in a southerly direction off the Main A487 Road towards the Church. Cilhendre is situated within 120 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

## Directions

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, proceed through the Town Centre and a 100 yards or so further on, take the first turning on the right into Upper St Mary's Street. Cilhendre is the second 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 and on entering the Town of Newport, proceed past The Golden Lion Public House and some 60 yards or so further on take the first turning on the left into Upper St Mary's Street. Cilhendre is the second Property on the left. A "For Sale" Board is erected on site.

## Description

Cilhendre comprises a Terraced 2 storey Dwelling House of predominantly solid stone construction with stone faced elevations under a pitched slate roof. Accommodation is as follows:-

### Hardwood Painted Stable Door to:-

### Lounge



30'4" x 14'2" (9.25m x 4.32m )

With pine floorboards, Inglenook feature fireplace, whitened natural stone walls, multifuel stove on a slate hearth, 3 ceiling lights, emergency light, open beam ceiling, alcove with shelves, 2 double panelled radiators, mains smoke detector, telephone point, 10 power points, Piranha Pine open tread staircase to First Floor, electricity consumer unit, electricity meter cupboard, 2 uPVC double glazed windows, fitted corner TV shelf with shelves beneath and an opening to:-

## Dining Room



16'5" x 14'6" (5.00m x 4.42m )

('L' shaped maximum) With pine floorboards, uPVC double glazed French door to rear Indian Sandstone Paved Patio, whitened natural stone walls, range of fitted pine floor and wall cupboards, Carbon Monoxide alarm, open beam ceiling, ceiling light and 4 ceiling spotlights, mains heat detector, telephone point, radiator, 10 power points, door to Bedroom 1 and an opening to:-

## Kitchen



12'8" x 12'0" (3.86m x 3.66m )

With a range of Pine fronted floor and wall cupboards, sink unit, part tile surround, built in glass fronted display cupboard, open beam ceiling, Gas fired Rayburn Range (heating domestic hot water, firing central heating and cooking), built in Neff 4 ring Gas Cooker Hob, built in Neff Electric Single Oven/Grill, Cooker Hood, uPVC double glazed window overlooking rear garden, cooker box, 10 power points, appliance points and a carbon monoxide alarm.

## Bedroom 1



14'3" x 10'7" (4.34m x 3.23m w)

With pine floorboards, double panelled radiator, 2 uPVC double glazed windows (1 with roller blind), access to an Insulated Loft, ceiling light, 6 power points, fitted pine fronted wardrobe with cupboard above and door to:-

## En Suite Shower Room



5'11" x 5'2" (1.80m x 1.57m )

With Pine floorboards, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with thermostatic shower, Velux window, toilet roll holder, towel ring, mirror fronted bathroom cabinet, extractor fan, ceiling light and painted tongue and groove clad walls.

A open tread Piranha Pine staircase from the Sitting/Living Room gives access to a:-

## Half Landing

With whitened natural stone walls, Velux window over stairwell and stairs to:-

## First Floor

## Landing



13'0" x 3'6" (3.96m x 1.07m )

With fitted carpet, whitened tongue and groove clad ceiling, mains smoke detector, emergency light, Velux window and ceiling light.

## Bedroom 2



14'7" x 10'9" (4.45m x 3.28m )

With fitted carpet, painted tongue and groove clad ceiling, ceiling light, 2 uPVC double glazed windows, fitted pine fronted double wardrobe, 2 wall shelves, single glazed window to stairwell, radiator, ceiling light, TV point and 6 power points.

## Bedroom 3



14'2" x 10'9" (4.32m x 3.28m )

With fitted carpet, uPVC double glazed windows, painted tongue and groove clad ceiling, ceiling light, radiator, fitted pine fronted double wardrobe, ceiling light and 4 power points.

## Inner Landing

With fitted carpet, door to Bathroom and a door opening to:-

## Bedroom 4



13'4" x 11'1" (4.06m x 3.38m )

With fitted carpet, uPVC double glazed window overlooking rear garden, radiator, whitened natural stone walls, access to an Insulated Loft, fitted pine fronted double wardrobe, ceiling light and 6 power points.

A pedestrian door from the Inner Landing as well a pedestrian door from the Main Landing gives access to a:-

## Bathroom



13'10" x 7'0" (4.22m x 2.13m )

With fitted carpet, 2 uPVC double glazed windows, white suite of Pine panelled Bath with shower attachment, Wash Hand Basin and WC, glazed and tiled Shower Cubicle with thermostatic shower, painted tongue and groove clad walls, ceiling light, 2 uPVC double glazed windows, toilet roll holder, Airing Cupboard housing a pre lagged copper hot water cylinder and immersion heater with shelves and a Honeywell central heating timeswitch, mirror fronted bathroom cabinet, wall mirror, ceiling light and access to an Insulated Loft.

## Externally



Directly to the fore of the Property is a Block Pavior hardstanding which allows for Off Road Parking for 1/2 Vehicles.

Directly to the rear of the Property is a large Indian Sandstone Paved Patio together with a Belfast Sink with cold water tap and a:-

### Timber Garden Shed

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

Beyond is a Lawned Garden with Flowering Shrubs, 2

Quince Trees, a Privet Hedge and a further Lawned Garden with Apple Trees and Flowering Shrubs. An Indian Sandstone Paved Path leads from the Rear Patio to the lower end of the Garden where there is a:-

### Timber Garden Shed (requiring attention)



12'0" x 8'0" (3.66m x 2.44m )

With wiring for electricity.

A pedestrian gate and steps lead from the rear garden to a Vehicle Parking Space in The Golden Lion Car Park. The Vehicle Parking Space lies adjacent to the steps leading to the rear Garden of Cilhendre.

There is a Covered Porch adjacent to the uPVC double glazed entrance door leading to the Dining Room off the Indian Sandstone Paved Patio where there is a wall light and coat hooks.

3 Outside Water Taps, Outside Power Point and 2 Outside Electric Lights.

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

### Services

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

### Tenure

Freehold with Vacant Possession upon Completion.

### Rights of Ways

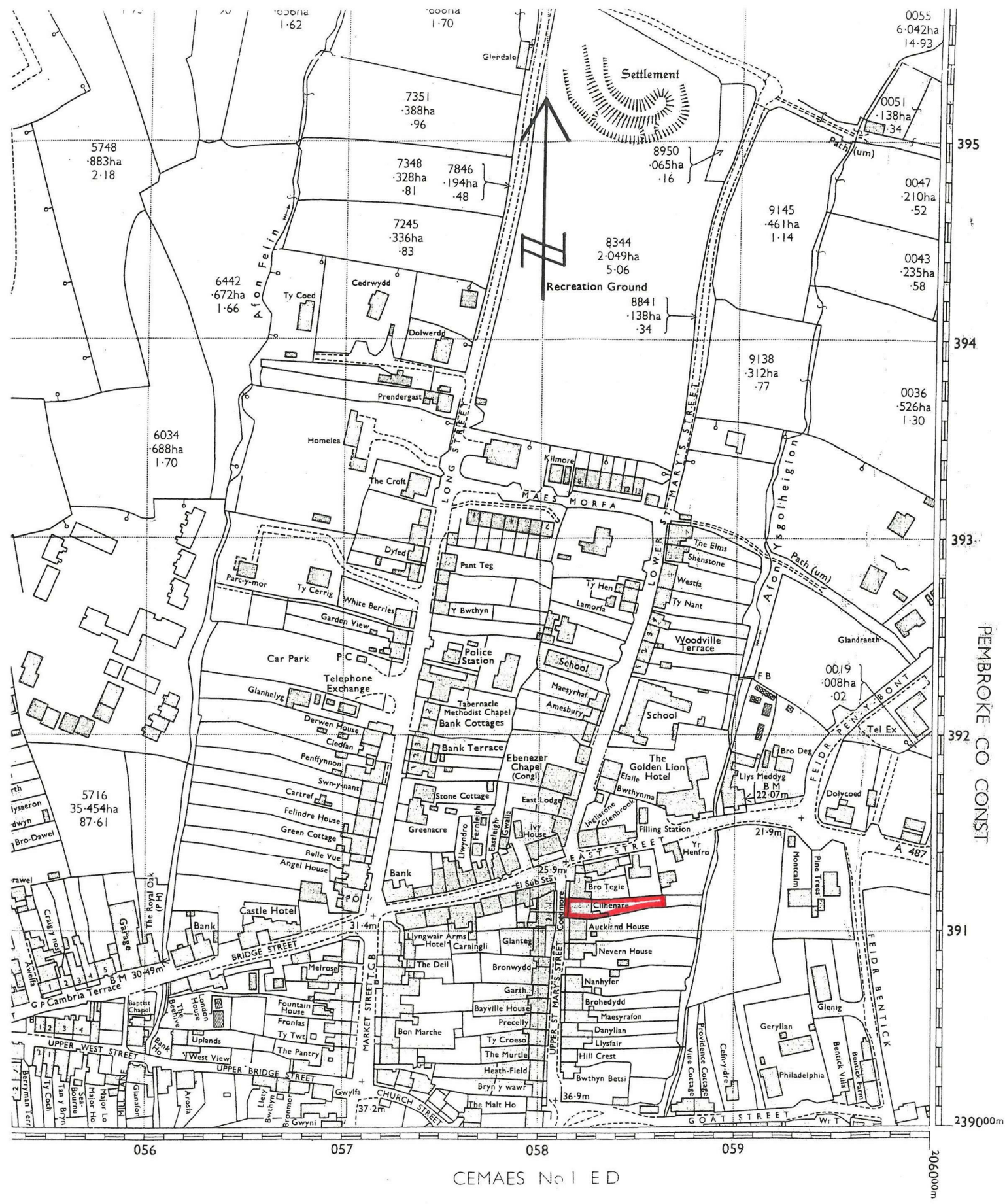
Vehicular and Pedestrian access Rights of Ways exist in favour of the Property over The Golden Lion Car Park which leads to a Parking Area at the rear of the Garden. Steps from the Parking Area lead up to the Rear Garden and the Property.

### Remarks

Cilhendre is an attractive, well appointed character 2

storey Dwelling House which was formerly owned by Menna Gallie who was a well known writer and author which is acknowledged by a slate plaque on the front elevation wall of the house. The Property has a wealth of character and is in good decorative order and being ideally suited for Family, Retirement, Investment or for Holiday Letting. It has deceptively spacious 2 Reception, Kitchen, 4 Bedrooms and 2 Bath/Shower Room accommodation benefitting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has Off Road Parking at the fore as well as a good sized Private Rear Garden with a large Indian Sandstone Paved Patio, 2 Lawned Areas, Flowering Shrubs, Quince and Apple Trees, Mature Trees and 2 Garden Sheds. Steps lead from the eastern end of the Rear Garden to a Vehicle Parking Space which is accessed via The Golden Lion Public House Car Park. In order to appreciate the qualities of this exceptional character Town Residence and indeed the full extent of the accommodation, gardens and location in this popular Market Town, inspection is essential and strongly advised. Realistic Price Guide.

N.B. Cilhendre is currently a very successful Holiday Letting Cottage. Gross Rental Income Figures are available from the Agents upon request. Ref DAT.



Cilhendre,  
Upper St Mary Street, Newport, Pembrokeshire.

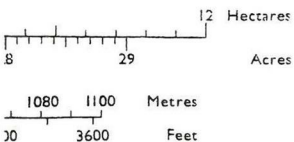
Scale 1/2500.

Plan for Identification Purposes Only.

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of land.

which it falls.



SCOTLAND  
Region or Islands Area  
District  
Not shown

To convert hectares to acres multiply by 2.471 05  
To convert acres to hectares multiply by 0.404 69

# Floor Plan

Ground Floor



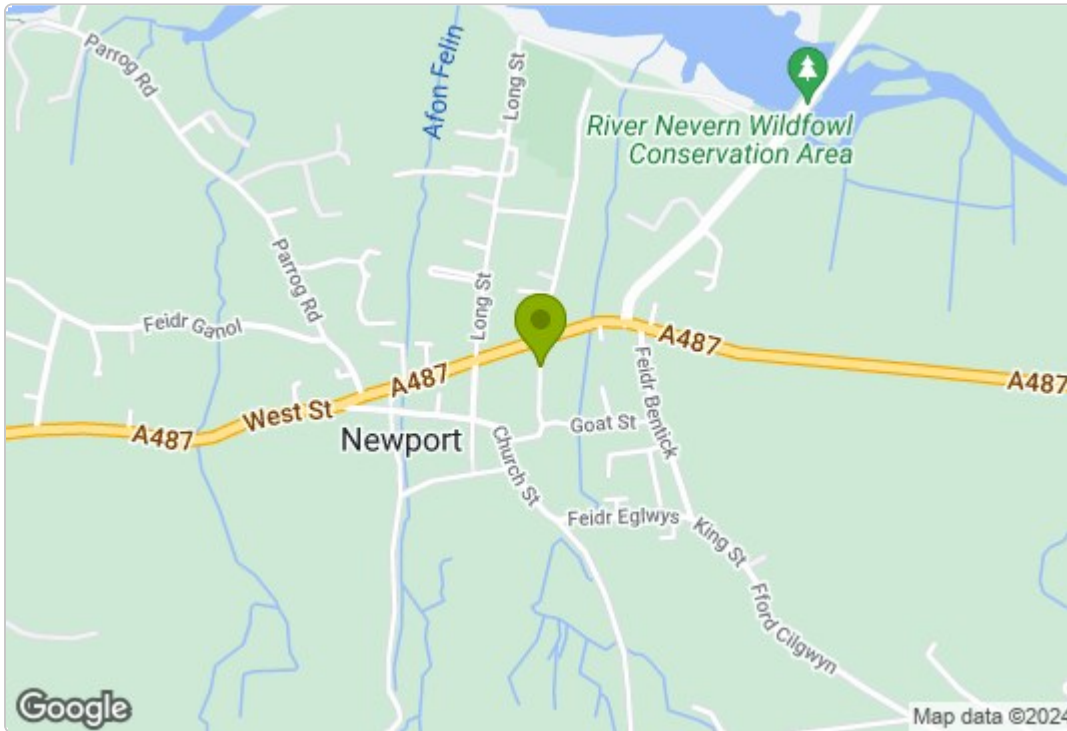
First Floor



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.

## Cilhendre, Newport

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Council Tax Band - N/A - Current Holiday Let**

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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com