



## Midland Bank House, East Street, Newport, Pembrokeshire, SA42 0SY

**Price Guide £485,000**

- \*An attractive, Character 2 storey End of Terrace (former bank) Dwelling House.
- \*Deceptively spacious 4 Reception, Kitchen, Bathroom, Cloakroom and 5 Bedroom accommodation.
- \*Mainly Double Glazed. Loft Insulation. Wood Burning Stove and Plumbing for Radiators.
- \*Good sized Private rear Lawned Garden with a Slate Paved Patio, Flowering Shrubs and Mature Trees with Pedestrian access via a side gate onto Long Street.
- \*Lean to Workshop/Shop 15'8" x 9'6" and a spacious Garage 21'0" x 18'0" with access onto Long Street.
- \*Ideally suited for Family, Retirement, Investment or Holiday Letting.
- \*Internal inspection essential to appreciate the Character accommodation. Realistically Priced.



## Situation

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

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Cafes, Restaurants, Take-Aways, Hotels, Art Galleries, a Tourist Information Centre, Yachting and Boating Club, a Memorial/Community Hall, Repair Garage, a Dental Surgery and a Health Centre.

The Nevern Estuary and the Beach at The Parrog is within a half a mile or so of the Property and provide excellent Boating and Mooring facilities. Also close by are the other well-known sandy beaches and coves at Newport Sands, Ceibwr, 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.

Within 2 miles or so is the 18 Hole Newport Golf Links Resort at Newport Sands.

The River Nevern being close by, provides good Salmon, Sewin (Sea Trout) and Trout fishing. Also within easy reach is the Open Countryside and Carningli Mountain which provides 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 Library, Post Office, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and 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.

East Street is the Main A487 road which runs from the centre of the town in the direction of Cardigan.

Midland Bank House stands in the heart of the town within a stones throw of 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, Midland Bank House is situated in the centre of the town on the left hand side and being adjacent to the turning into Long Street. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport, Midland Bank House is situated on the right hand side of the road, just prior to the town centre and the turning on the right into Long Street. A 'For Sale' board is erected on site.

## Description

Midland Bank house comprises an End of Terrace 2 storey Dwelling House (formerly a Bank) of solid stone construction with coloured stone faced front and side elevations and rendered rear elevations under a pitched slate roof. Accommodation is as follows:-

### Ground Floor

#### Porch

5'8" x 4'3" (1.73m x 1.30m)

With slate floor, coat hooks, ceiling light and a half glazed stained and etched glass door to:-

#### Dining Room



20'8" x 13'3" (6.30m x 4.04m)

With quarry tile floor, electricity meter and consumer unit, half glazed door to staircase to First Floor, open beam ceiling, Burleigh woodburning stove on a slate hearth, strip light and ceiling light, wall light, telephone point, 3 power points, understairs pine fronted cupboard, built in pine fronted cupboard with shelves, opening to Sitting Room and a half glazed 20 pane door to:-



## Kitchen/Breakfast Room



15'8" x 9'4" (4.78m x 2.84m )

With quarry tile floor, double drainer stainless steel sink unit with hot and cold, floor and wall cupboards, 2 ceiling lights, wall shelves, cooker box, 7 power points, 3 single glazed windows overlooking rear garden, glazed double doors to slate patio and rear garden, plumbing for automatic washing machine, 2 ceiling spotlights, fridge recess and worktop lighting.

## Sitting Room



20'6" x 9'11" (6.25m x 3.02m )

With quarry tile floor, double glazed sash window to fore and a single glazed sash window overlooking rear garden, open beam ceiling, 2 ceiling lights, 2 alcoves with cupboards below and shelves, 6 power points and a half glazed door to:-

## Lounge



20'3" x 12'6" (6.17m x 3.81m )

With pine floorboards, open beam ceiling, 15 spotlights (2 window spotlights), 2 double glazed sash windows to fore, painted tongue and groove clad walls, 14 power points, mains smoke detector, double glazed French door to rear Patio and Garden, open tread staircase to First Floor, doors to Study and Cloakroom and a half glazed door to:-

## Front Porch

4'6" x 4'0" (1.37m x 1.22m )

With fitted carpet, electricity meter/consumer unit cupboard and a pedestrian door to East Street.

(N.B. There are 2 doors to the Property leading onto East Street).

## Study



12'5" x 8'2" (3.78m x 2.49m )

With fitted carpet, double glazed sash window to fore, cast iron and tile feature fireplace with a painted pine surround, open beam ceiling, painted tongue and groove clad walls, 8 ceiling spotlights, 2 window spotlights and 8 power points.



### Cloakroom

9'2" x 8'6" (2.79m x 2.59m )

With an Inglenook feature Fireplace with bread oven, suite of WC and Wash Hand Basin and a ceiling light.

An open tread staircase from the Lounge gives access to the:-

### First Floor

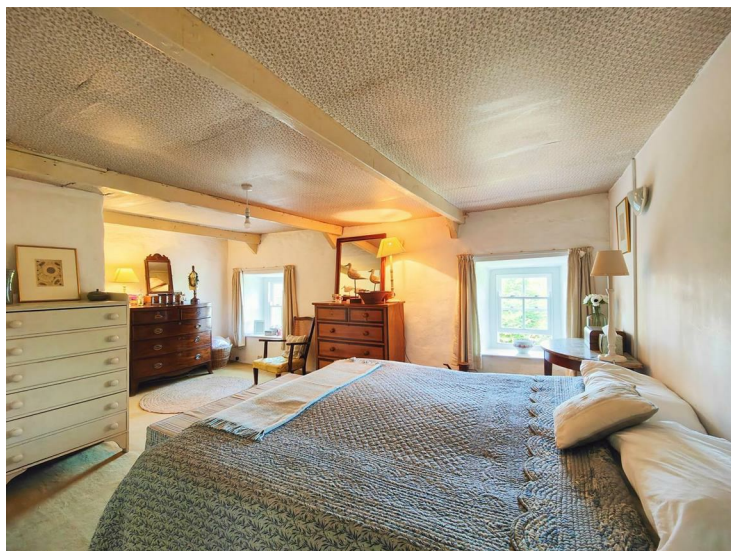
#### Landing



6'4" x 3'5" (1.93m x 1.04m )

With fitted carpet, double glazed sash window to fore, 2 ceiling lights (one over stairwell), mains smoke detector and doors to Bedroom 2 and:-

### Bedroom 1



17'5" x 16'7" (5.31m x 5.05m )

('L' shaped maximum) With fitted carpet, 2 double glazed sash windows to rear, 4 wall uplighters, ceiling light and 6 power points.

### Bedroom 2/Store Room



12'3" x 10'8" (3.73m x 3.25m )

With fitted carpet, 2 double glazed sash windows, open beam ceiling, 2 ceiling lights, 2 power points, a niche with slate shelf and access to an Insulated Loft.

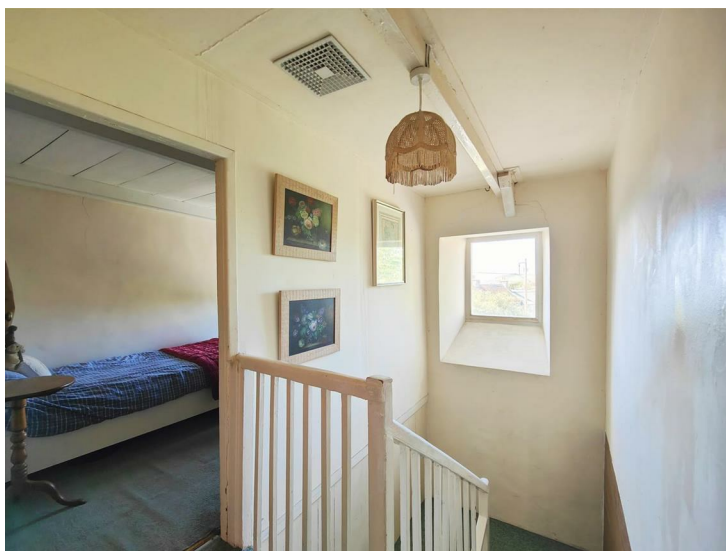
A half glazed door from the Dining Room gives access to a staircase with leads to a:-

#### Half Landing

5'0" x 3'0" (1.52m x 0.91m)

With fitted carpet and a single glazed window to rear at a high level.

#### First Floor Landing



8'0" x 2'9" (2.44m x 0.84m )

With fitted carpet, ceiling light and access to an Insulated Loft.



### Bedroom 3 (Front)



11'0" x 10'0" (3.35m x 3.05m )

With pine floorboards, double glazed sash window, built in Airing Cupboard with shelves housing a pre lagged copper hot water cylinder and immersion heater on timeswitch, open beam ceiling, ceiling light and 3 power points.

### Bedroom 4 (Front)



9'11" x 9'7" (3.02m x 2.92m )

With pine floorboards, double glazed sash window, open beam ceiling, built in wardrobe, painted tongue and groove clad wall, ceiling light and 1 power point.

### Bedroom 5



10'3" x 7'7" (3.12m x 2.31m )

With fitted carpet, double glazed sash window, open beam ceiling, ceiling light and 1 power point.

### Bathroom



8'3" x 7'6" (2.51m x 2.29m )

With pine floorboards, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, single glazed window to rear, towel ring, toilet roll holder, mirror wall tiles and a part tile surround.

### Externally

Directly to the rear of the Property is a Slate Paved Patio and beyond is a good sized Private Lawned Garden with Flowering Shrubs, Mature Trees including a Magnolia Tree, Flowering Cherry, Bay and Damson Trees. There is a pedestrian access onto Long Street from the garden via a side gate as well as a useful range of Outbuildings as follows:-

### Timber Garden Shed

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

With a box profile roof.



### Log/Coal Shed

12'6" x 4'10" (3.81m x 1.47m )

With electric light and a water tap.

### Lean to Workshop/Store Shed/Former Shop



16'0" x 11'6" maximum (4.88m x 3.51m maximum )

Of stone construction with a slate roof. It has a pedestrian door onto Long Street as well as shelving, electric light and power points.

There is also a:-

### Substantial Garage/Workshop



21'0" x 18'0" approx (6.40m x 5.49m approx )

Of stone and concrete block construction with a box profile roof. It has wide double wooden doors leading out onto Long Street as well as 2 strip lights, 2 ceiling lights, power points and steps leading to a pedestrian door to the rear garden.

Outside Electric Lights.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Mainly double glazed sash windows. Loft Insulation. Woodburning Stove. Plumbing

for Radiators (but no Boiler). Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Midland Bank House is a deceptively spacious End of Terrace 2 storey character residence which stands in the heart of this popular Coastal and Market Town and being ideally suited for Family or Retirement purposes. It has a wealth of character with many attractive features including slate and quarry tile floors, natural stone walls, open beam ceilings, an inglenook feature, alcoves and niches. It has deceptively spacious 4 Reception, Kitchen/Breakfast Room, Cloakroom, Bathroom and 5 Bedroom accommodation as well as having a delightful rear Private Lawned Garden with a Slate Paved Patio, Flowering Shrubs and Mature Trees. In addition, it has a good sized Garage with access onto Long Street as well as a Lean to Workshop/Store Shed/Former Shop which also has pedestrian access onto Long Street. In order to appreciate the qualities of the Property and indeed its character accommodation, inspection is essential and strongly advised. Realistic Price Guide.





# Floor Plan

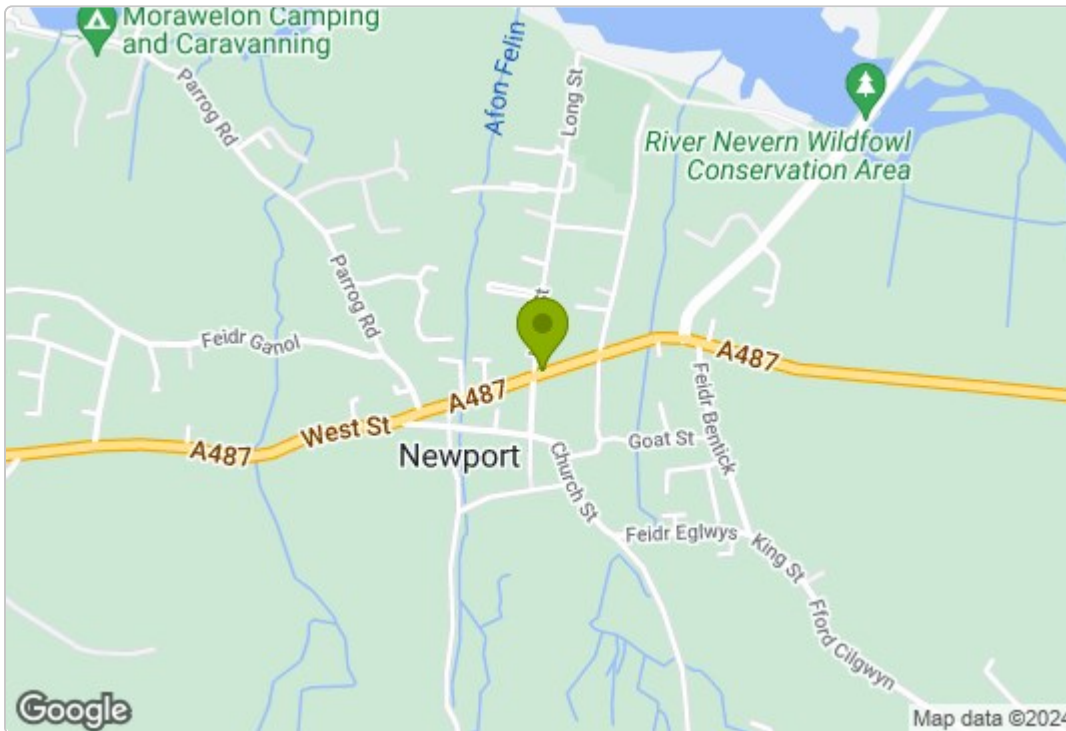


Floor 0 Building 1



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# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 71        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 35                      |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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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