

Inchcape, 11 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

Price Guide £525,000

- *An attractive modern Detached single storey Bungalow residence.
- *Recently Renovated, Modernised and Refurbished to an extremely high standard.
- *Well appointed 2/3 Reception, Kitchen/Diner, Utility, 2 Bedroom and 2 Bath/Shower Room accommodation.
 - *Gas Central Heating, uPVC Double Glazing and Loft Insulation.
 - *Vehicle Hardstanding and Ample Off Road Parking for 3/4 Vehicles.
- *Good sized front and rear Lawned Gardens together with a large split level Sandstone Paved Patio from where superb Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head.
- *Ideally suited for a Family, Retirement, Holiday Letting or for Investment purposes.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating TBC.

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, Repair Garages, a Tourist Information Centre, Health Centre and a 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 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 newly built 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.

Inchcape is situated within 750 yards or so of Newport Town Centre and the Shops at Market Street.

Directions

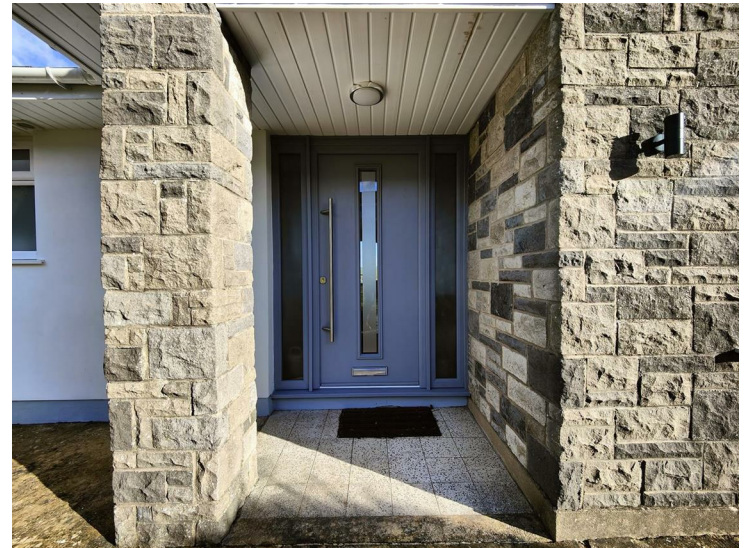
From Fishguard take the Main A487 road east for some 7 miles and on entering the town of Newport take the first turning on the left into Maes y Cnwce. Continue on this road for 50 yards or so and take the first turning on the left. Proceed to the end of the cul de sac and Inchcape is situated in the far right hand side corner. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 south west for some 11 miles and in the town of Newport take the fifth turning on the right into Maes y Cnwce. Follow directions as above.

Description

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

Storm Porch



6'0" x 4'6" (1.83m x 1.37m)

With terrazzo tile floor, ceiling light and a composite double glazed entrance door to:-

Reception Hall



With an engineered Oak floor, 2 ceiling lights, radiator, telephone point, mains smoke detector (not tested) and door to:-

Sitting Room



20'0" x 12'0" (6.10m x 3.66m)
With an engineered Oak floor, uPVC double glazed patio door to a large Indian Sandstone Paved Patio (affording Coastal Sea Views over Newport Bay to Morfa Head), 2 radiators, 9 power points, 12 downlighters and an opening to:-

Kitchen/Dining Room



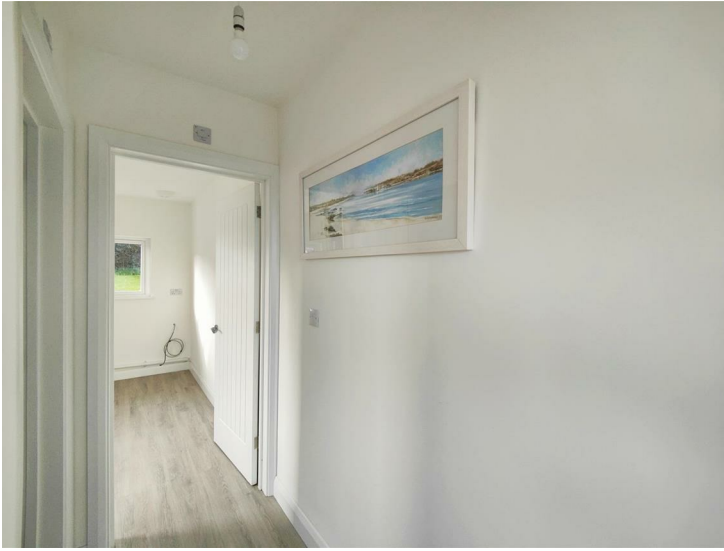
22'0" x 13'9" (6.71m x 4.19m)
With 2 uPVC double glazed windows (affording superb Coastal Sea Views over Newport Bay to Morfa Head and beyond), engineered Oak floor, 14 downlighters, Sheriton fully fitted kitchen with Silestone worktops and Breakfast Bar, inset stainless steel sink unit with mixer tap, double panelled radiator, 3 ceiling lights over Breakfast Bar, built in Neff eye level Double Oven/Grill, built in dishwasher, built in fridge and freezer, 5 ring Induction Hob, Cooker Hood (externally vented), 10 power points, appliance points, door to Hall and a half glazed door to:-

Garden Room



9'5" x 7'4" (2.87m x 2.24m)
With LVT (luxury vinyl tile) floor, double panelled radiator, 2 uPVC double glazed windows, uPVC double glazed door to rear garden, ceiling light, 4 power points, telephone point and opening to:-

Inner Hall



6'2" x 3'3" (1.88m x 0.99m)

With LVT (luxury vinyl tile) floor, ceiling light and doors to Utility Room and:-

Shower Room



5'9" x 5'3" (1.75m x 1.60m)

With LVT (luxury vinyl tile) floor, fully tiled walls, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a thermostatic shower, uPVC double glazed window, Manrose extractor fan, ceiling light and an illuminated wall mirror.

Utility Room



10'9" x 9'4" (3.28m x 2.84m)

With LVT (luxury vinyl tile) floor, uPVC double glazed window, plumbing for automatic washing machine, ceiling light, Manrose extractor fan, uPVC double glazed door to exterior, I-Mini C30 wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), electricity meter and consumer unit, ceiling light and power points.

Bedroom 1



13'9" x 12'0" (4.19m x 3.66m)

(maximum measurement to include door recess) With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light, 2 built in double wardrobes, telephone point and 6 power points.

Bedroom 2



12'2" x 12'0" (3.71m x 3.66m)

With fitted carpet, built in double wardrobe with cupboard above, uPVC double glazed window, double panelled radiator, ceiling light, telephone point and 6 power points.

Bathroom



9'9" x 7'6" (2.97m x 2.29m)

With an engineered Oak floor with underfloor heating, 2 uPVC double glazed windows, white suite of panelled Bath with shower attachment, Wash Hand Basin in vanity surround, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, chrome heated towel rail/radiator, 6 downlighters, Manrose extractor fan, half tiled walls and an illuminated wall mirror.

A concreted and ornamental stone drive leads into the Property and allows for Off Road Parking for 3/4 Vehicles. Adjacent to the eastern gable end of the bungalow is a concreted hardstanding 18'0" x 9'0" approx which allows for Vehicle, Boat or Caravan parking space.

Directly to the fore of the Property is a good sized gently sloping Lawned Garden with Flowering Shrubs. There is a concrete and paved path surround to the Bungalow and to the rear is a large Indian Sandstone Paved Patio on 2 levels

together with a good sized gently sloping Lawned Garden with Flowering Shrubs. There is also an Ornamental Stone Patio area. Adjacent to the western side of the Bungalow is an area of Land which would allow for an extension to the Bungalow (subject to any necessary Planning Consents).

7 Outside Electric Lights. 2 Outside Power Points and an Outside Water Tap.

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

Services

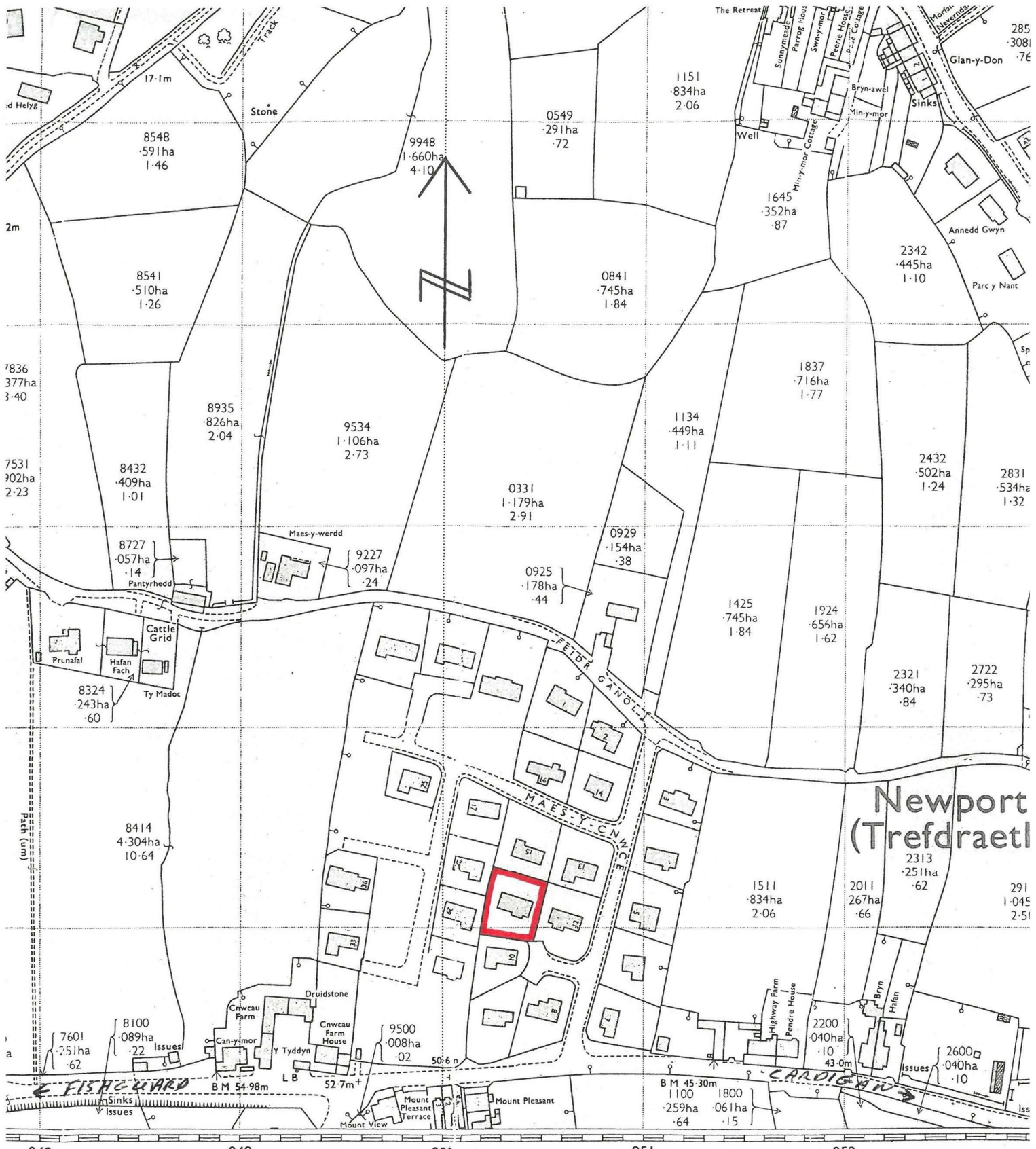
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

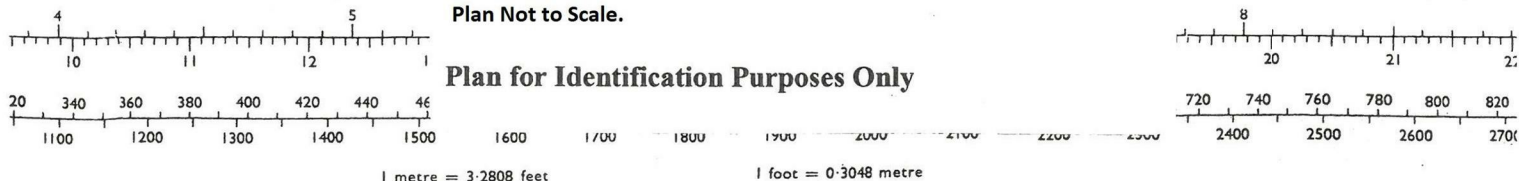
Inchcape is an attractive, well appointed Detached single storey Bungalow residence which stands on this popular medium sized Residential Estate from where superb Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head and beyond. The Property has been renovated, modernised and refurbished in the last few years and has comfortable, well appointed accommodation including 2 Reception Rooms, a fully fitted Kitchen/Dining Room, Utility Room, 2 Bedrooms, a Shower Room and a Bathroom. In addition, it has Off Road Parking for 3/4 Vehicles as well as good sized gently sloping front and rear Lawned Gardens with Flowering Shrubs together with a large split level Indian Sandstone Paved Patio at the rear from where superb Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head and beyond. The Property is in excellent decorative order throughout and is ideally suited for Family, Retirement, Holiday Letting or for Investment purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



**Inchcape, 11 Maes-y-Cnwce, Newport,
Pembrokeshire.**

Plan Not to Scale.

Plan for Identification Purposes Only

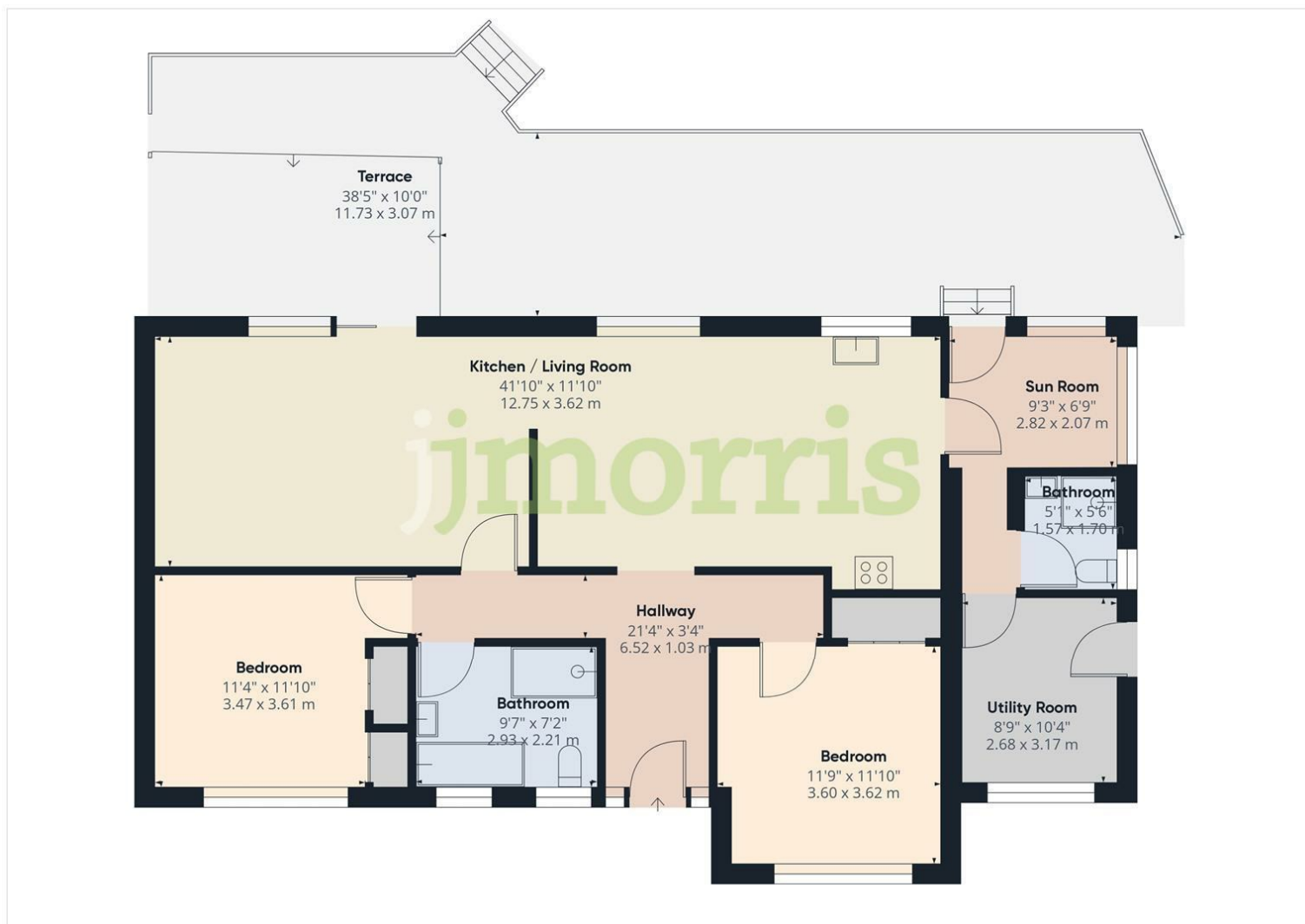


SYMBOLS

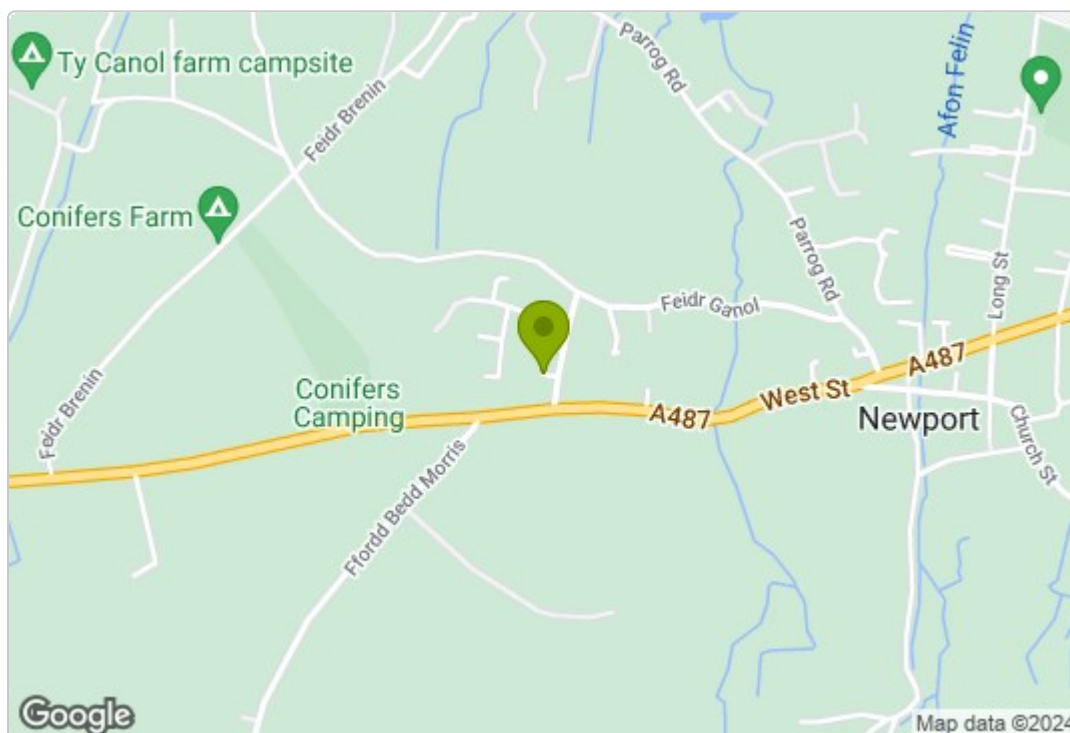
- Non-coniferous trees
- Coniferous trees
- Slopes
- Cliffs
- Site of antiquity
- Culvert

ENGLAND
County...
District...
London Bc
Civil Par
Communit
Electoral I

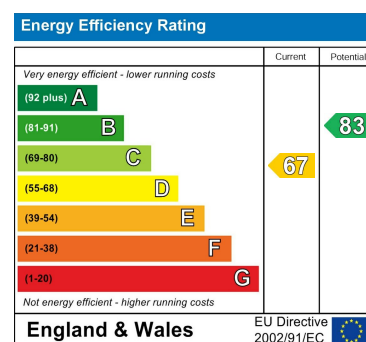
Floor Plan



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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