



Y Nyth Bach, 1 Gerddi Windsor, Newport, Pembrokeshire, SA42 0RL

**Price Guide £395,000**

\*An attractive Semi Detached 2 storey Modern Dwelling House.

\*Deceptively spacious 2/3 Rec, Kitchen/Diner, Utility, 3/4 Bed and 2 Bath/Shower Room accommodation.

\*Gas Central Heating, Double Glazing and both Cavity Wall and Loft Insulation.

\*Block Pavior Hardstanding to fore allowing for Private Parking Space for 2 Vehicles.

\*Walled forecourt and a sizeable rear Lawned Garden with Ornamental Stone Patio and Flowering Shrubs.

\*Ideally suited for Family, Retirement, Investment or for Holiday Letting purposes.

\*Early inspection strongly advised. Realistic Price Guide.



## Situation

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline in 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 Memorial/Community Hall, Repair Garage, a Tourist Information Centre, Dental Surgery and a Health Centre. The Pembrokeshire Coastline and the beach at The Parrog is within a half a mile or so of the Property and provides 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. The River Nevern being close by, provides good Salmon, Trout and Sewin (Sea Trout) fishing and also within easy reach is the open countryside and Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities. Within 2 miles or so is the 18 Hole Newport Golf Links Resort at Newport Sands.

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.

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.

Gerddi Windsor is a residential cul de sac which stands adjacent and to the rear of the Castle Hotel Car Park and is within 50 yards or so of the Main A487 Fishguard to Cardigan Road. Y Nyth Bach is situated within 150 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 take the 3rd turning on the left (just prior to the Castle Hotel) into the Car Park and Gerddi Windsor. Proceed to the end of the Car Park and turn left. Y Nyth Bach is the last Property on the right. 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 take

the 4th turning on the right (just past The Castle Hotel into the Car Park and Gerddi Windsor. Follow directions as above. A 'For Sale' Board is erected at the Property.

## Description

Y Nyth Bach comprises a Semi Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### Portico

With hardwood painted entrance door to:-

### Sitting Room



16'2" x 14'11" (4.93m x 4.55m )

With a Karndean Oak floor, Pine staircase to First Floor, fireplace with slate hearth housing a Morso Gas Stove, ceiling light and a wall light, British Gas central heating thermostat control, TV point, 8 power points, carbon monoxide alarm, smoke detector (not tested), half glazed door to Kitchen, door to Study/Bedroom 4 and archway to:-

### Garden Room



18'9" x 7'9" (5.72m x 2.36m )

With a ceramic tile floor, 4 double glazed windows (3 with roller blinds and 1 with shutters), double glazed French

doors to Rear Garden, 2 ceiling lights, double panelled radiator and 4 power points.

### Study/Bedroom 4



12'2" x 6'112 (3.71m x 1.83m )

With fitted carpet, ceiling light, double glazed window with shutters, radiator, TV point, 2 telephone points and 6 power points.

### Kitchen/Dining Room



23'6" x 12'6" (7.16m x 3.81m )

('L' shaped maximum) With a vinyl tile floor, double glazed window to rear, ceiling light and a 4 ceiling spotlight, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Breakfast Bar, Neff built in electric Single Oven/Grill, Neff 4 ring gas Cooker Hob, Cooker Hood (externally vented), part tile surround, cooker box, 14 power points, telephone point, double panelled radiator, TV point, wall light, Google Nest central heating thermostat control and door to:-

### Utility Room



10'6" x 9'5" maximum (3.20m x 2.87m maximum )

With ceramic tile floor, double glazed window, Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating), wall shelves, coat hooks, Oak door to Rear Garden, 3 ceiling spotlight, built in Storage Cupboard with shelves, radiator, 2 power points, appliance points, electricity consumer unit, extractor fan, plumbing for automatic washing machine and door to:-

### Shower Room



9'0" x 6'0" (2.74m x 1.83m )

('L' shaped maximum) With ceramic tile floor, white suite of WC, Wash Hand Basin and glazed and tiled shower cubicle with a Mira Exel thermostatic shower, fully tiled walls, double glazed window, radiator, towel ring, toilet roll holder, shaver light/point, wall mirror, extractor fan and 2 downlighters.

### First Floor



## Landing



15'9" x 7'1" (4.80m x 2.16m )  
( 'U' shaped maximum ) With fitted carpet, radiator, electrically operated Velux window, smoke detector (not tested), ceiling light, built in Airing Cupboard with radiator and shelves and access via an Aluminium Slingsby type ladder to an Insulated and Boarded Loft with electric light.

## Bedroom 1 (Rear)



14'2" x 11'11" (4.32m x 3.63m )  
( 'L' shaped maximum ) With fitted carpet, double glazed window with shutters, ceiling light, built in double wardrobe with shelf, TV point, telephone point and 8 power points.

## Bedroom 2 (Front)



12'2" x 8'8" (3.71m x 2.64m )  
With fitted carpet, double glazed window (affording views to Newport Castle and Carningli Mountain), ceiling light, radiator and 6 power points.

## Bedroom 3 (Front)



12'1" x 6'11" (3.68m x 2.11m )  
With fitted carpet, ceiling light, double glazed window (affording views to Newport Castle and Carningli Mountain), radiator and 6 power points.

## Bathroom



11'11" x 6'11" (3.63m x 2.11m )

With vinyl floor covering, white suite of tile panelled Bath, Wash Hand Basin, WC and a glazed and tiled Pentagon Shower Cubicle with a Mira Excel thermostatic shower, wall mirror, 6 downlighters, Manrose extractor fan, shaver light/point, heated towel rail/radiator and part tile surround.

## Externally

There is a walled forecourt to the Property together with a concreted Patio/Path giving access to a Side and Rear Garden. To the rear of the Property is an Ornamental Stone Patio together with a good sized Lawned Garden with Flowering Shrubs and a Timber Garden Shed 7'0" x 5'0". Beyond the fence on the western side of the Property is a steeply sloping area of ground which leads down to a stream (at a much lower level).

Directly to the fore of the Property is a Block Pavior hardstanding with are 2 Vehicle Parking spaces. The parking spaces are owned and are on the Land Registry Title for the Property. Outside Sensor Light. Outside Water Tap and an Outside Power Point.

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazed Windows and Doors. Cavity Wall Insulation. Loft Boarded and Insulated. Telephone subject to British Telecom Regulations. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

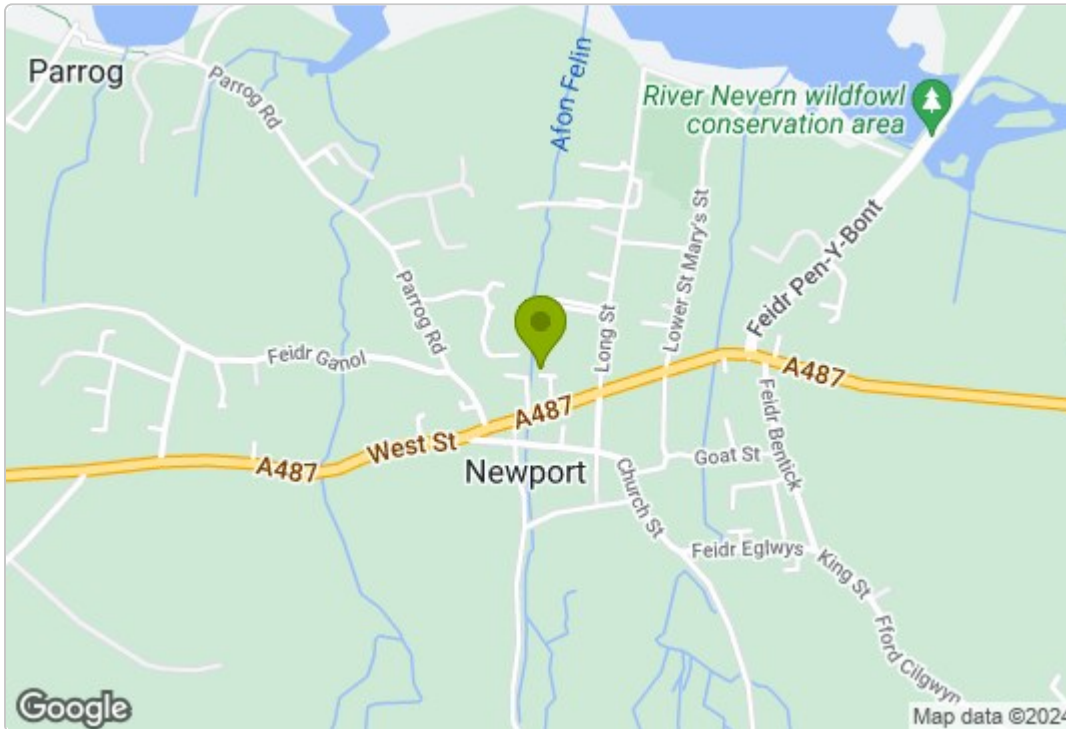
Y Nyth Bach (1 Gerddi Windsor) is a deceptively spacious Semi Detached 2 storey modern Dwelling House which was built approximately 20 years ago. The Property is in good decorative order benefitting from Gas fired Central Heating, Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a walled forecourt as well as a reasonable sized side and rear Garden with Lawned

Areas, Ornamental Stone Patio and Flowering Shrubs. The Property also has the benefit of has 2 Vehicle Parking Spaces at the fore which are owned and form part of the Property. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

**Council Tax Band - E**

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