

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Pembrokeshire

ref: LG/AMS/05/23/OK/LG

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

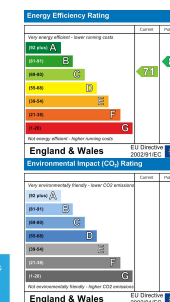


Llys Deg Market Street, Newport, Pembrokeshire, SA42 0PH

- House & Annexe
- Full of Character & Charm
- Off Road Parking
- Walking Distance To Amenities
- Gas Central Heating
- Investment Opportunity
- Five Bedrooms
- Popular Coastal Location
- Wonderful Rear Garden
- EPC Ratings: C & C

Offers Over £600,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





HOUSE AND ANNEXE - An exciting opportunity to purchase a character property with annexe situated in the heart of Newport, Pembrokeshire. This would make an ideal family home with potential for multi generational living, or a great investment offering an opportunity to create a holiday let in either the house or the annexe. The property has previously been used as a restaurant, and with its ideal spot in Market Street this offers further possibilities for this versatile property (subject to any necessary planning consents).

The accommodation for the main house briefly comprises, on the ground floor a porch, hallway, living area and dining room both with bay windows to the front and wooden beams. The kitchen overlooks the rear garden and benefits from matching wall and base units, and a Rayburn with ample space for a dining table. A step leads to a snug area, utility room, and a wet room. On the first floor there are four double bedrooms, a study/storage room and a family sized bathroom. Three out of four of the bedrooms benefit from built in wardrobes/storage areas.

Accessed through the utility room or through a door at the side of the property is the annexe. There is a hallway, kitchen with matching wall and base units, store room, a living/dining room, double bedroom, shower room and a porch opening onto the garden.

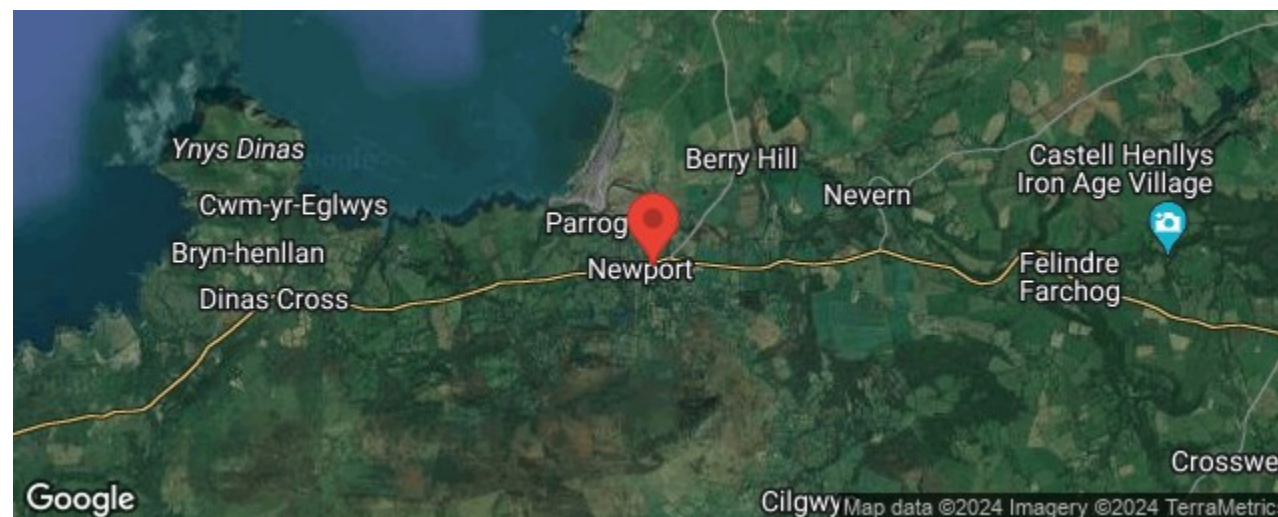
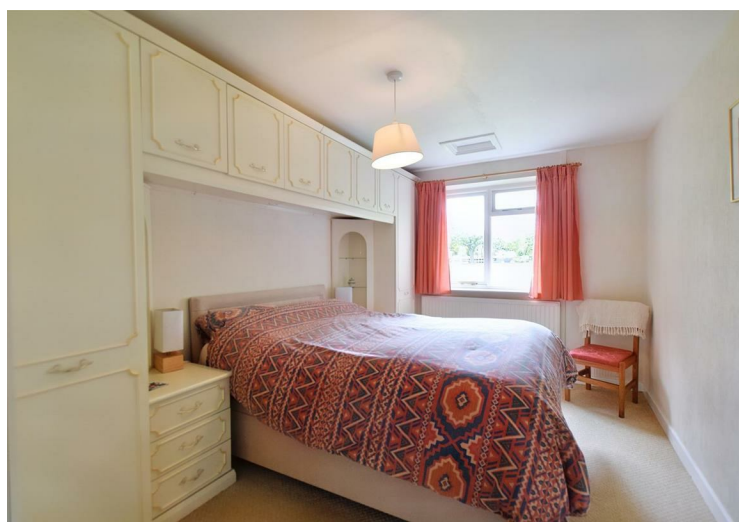
Externally to the front of the property there is off road parking for one vehicle and a patio seating area. The rear garden can be accessed via the kitchen or the annexe. There is a slate paved seating area with raised flower beds, steps leading up to the well kept lawn bordered by shrubs and a wooden fence. A path bordered by a flower bed leads to a gravelled area with another paved patio, block built storage shed, and room for a vegetable garden.



The medieval town of Newport is known as 'the jewel in the crown' of North Pembrokeshire. The two largest beaches are Traeth Mawr (Big Beach, or Newport Sands) on the northern side of the Nevern Estuary, and The Parrog, ever popular with boat enthusiasts, on the south side. The Nevern Estuary is teeming with wildlife and birds. Carningli Mountain stands to the south of Newport, with standing stones, ancient forts and hut circles. The town also boasts a wide range of shops to cater for every need. There are also fine restaurants and several pubs, as well as a tourist information centre.

DIRECTIONS

On leaving Fishguard, take the road through Lower Town, and proceed through Dinas Cross and into Newport. As you enter the village continue through the town and take a right hand turn onto market street, continue along the road and the property will be located on your left hand side denoted by our for sale board. Whatthreewords - ///zips.sizzled.florists



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.