

Approx Gross Internal Area  
115 sq m / 1241 sq ft



Ground Floor  
Approx 62 sq m / 667 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'E' Pembrokeshire

ref: LW/AMS/03/22/OK

FACEBOOK & TWITTER

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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  
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TELEPHONE: 01239 615915

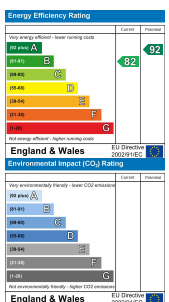


### Puffins East Street, Newport, Pembrokeshire, SA42 0SY

- Semi Detached Cottage
- Popular Coastal Location
- 3 Bedrooms, 2 Bathrooms
- Enclosed Rear Garden
- Gas Central Heating
- Investment Opportunity
- Walking Distance To Coast
- Open Plan Kitchen/Dining/Living Room
- Off Road Parking
- EPC Rating: B

Offers In The Region Of £350,000

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**The Agent that goes the Extra Mile**





A beautifully presented property situated in the heart of Newport, within a short distance of the shops, restaurants, and a 10 minute walk to the Parrog. This property is full of charm, currently a established holiday let, benefiting from three bedrooms, two bath/shower rooms, off road parking, and gas central heating.

The homely accommodation briefly comprises, an entrance porch with cloak cupboard, leading to the open plan kitchen, dining room and living area. The kitchen benefits from matching wall and base units, as well as a central island. The living area/dining room has a log burner, and French doors leading to the rear garden. There is a reception room which has been utilised as a fourth bedroom by the current owner, and a shower room. The staircase leads to the first floor where there is a bathroom, two double bedrooms and a single room/study.

Externally; to the side of the property there is off road parking for one vehicle. The enclosed rear garden can be accessed through the French doors in the dining room or via a gate at the rear of the property. The rear garden is mainly low maintenance gravel, with various flower beds and a storage shed. The perfect spot to sit and relax.

Viewing is highly recommended to appreciate what this property has to offer!

Newport is a picturesque town set within the Pembrokeshire Coast National Park, an area of outstanding natural beauty, between the towns of Fishguard and Cardigan. The town benefits from a variety of shops, post office, primary school, pubs, restaurants, cafes, and is very popular with sailing aficionados, having a thriving boat club. In addition, there is an 18 hole links golf course, and there are two horse-riding establishments close by. There are a wide range of sandy beaches and coves within easy reach, including Newport Sands, Poppit Sands, Pwllgwaelod and Cwm yr Eglwys.



**Entrance Porch**

**Shower Room**

**Bedroom**

**Kitchen/Dining Room/Lounge**

**Bedroom**

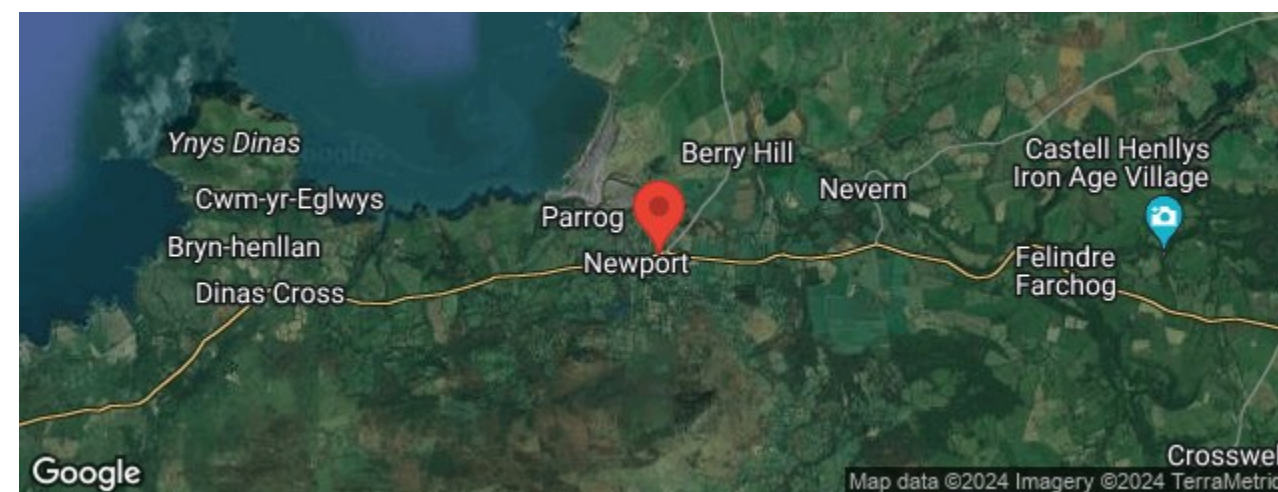
**Bathroom**

**Reception Room/Bedroom**

**Bedroom**

**DIRECTIONS**

On leaving Fishguard, take the road through Lower Town and head to Newport. On arriving in Newport, continue on the main road and pass through the square. Just before reaching the Golden Lion, the property is situated on the left hand side, denoted by our for sale sign. From Cardigan head towards Newport on the A487. As you reach Newport you will see The Golden Lion on your right hand side, the property is directly next door denoted by our for sale sign. WHATTHREEWORDBS - signal.dispose.fatigued



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.