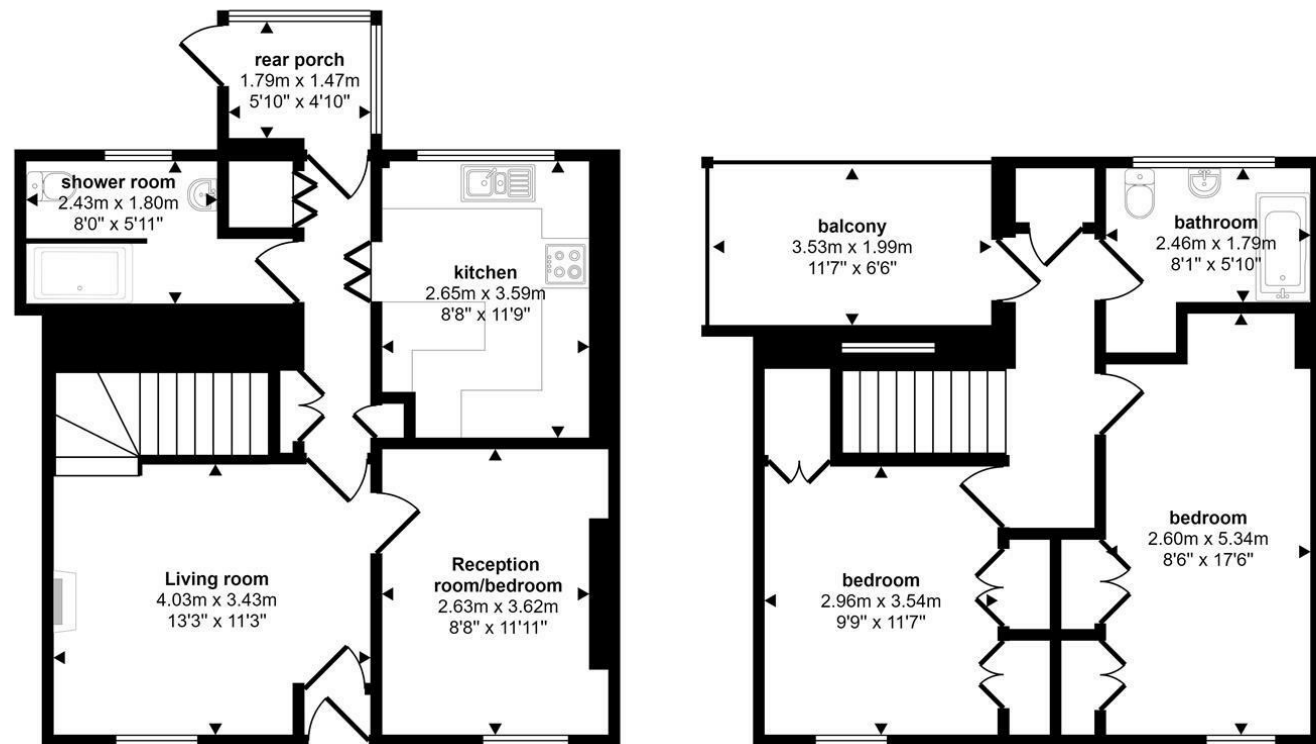


Approx Gross Internal Area  
96 sq m / 1036 sq ft



Ground Floor  
Approx 55 sq m / 593 sq ft

First Floor  
Approx 41 sq m / 443 sq ft

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: AMS/LG/09/24/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

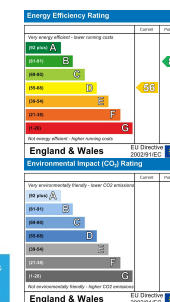
41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915



## 2 College Square, Newport, Pembrokeshire, SA42 0QB

- NO ONWARD CHAIN
- Short Distance to Shops etc
- Lounge with Woodburner
- Gas Heating
- Ideal Home or Investment
- Character Cottage
- 2/3 Bedrooms
- Bathroom & Shower Room
- Rear Garden
- EPC Rating: D



Offers In The Region Of £325,000

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



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

**The Agent that goes the Extra Mile**

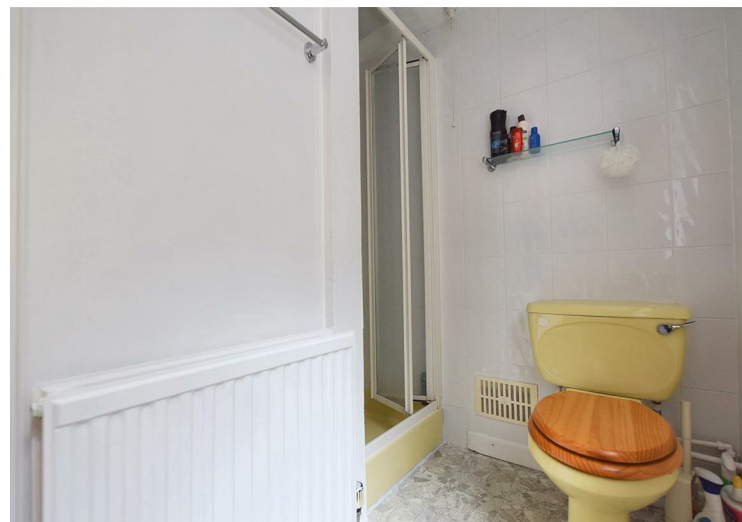




A character, mid terrace cottage situated in the popular seaside town of Newport, within a short distance of the shops, restaurants and seasonal Monday Market. The property is also within walking distance of The Parrog and boat club. Benefitting from two/three bedrooms, two bathrooms, gas heating, partial double glazing, and a garden to the rear this would make an ideal home or investment property.

The accommodation is full of charm, retaining many original features such as exposed stone walls and wooden beams. Briefly comprising, a living room with a stone fireplace and wood burning stove. A door leads to the dining room/bedroom three, where there are feature alcoves. The inner hallway has three built-in cupboards, one with plumbing for a washing machine. The kitchen has a range of wall and base units, breakfast bar and space for appliances. There is also a shower room with linen cupboard, and a rear porch with a door opening onto the rear courtyard. The staircase from the living room leads to the first floor where there is a landing, two double bedrooms, and a bathroom. A door from the landing opens onto a balcony bordered by railings giving views of the garden.

Externally there is a low maintenance garden to the front, and to the rear a courtyard with a metal staircase leading to the elevated garden. This is mostly laid to lawn, with a wooden summer house, and small stone shed. From here there are views overlooking the church, with distant, partial sea views from the top.



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.

## DIRECTIONS

From Fishguard take the A487 to Newport. Continue through the town, taking the turning right into Upper St Mary Street (opposite Cnapan). Follow to the top of the road, bear right and at the junction, turn left. Continue on this road for a short distance until you reach College Square, the property will be on your right hand side, as indicated by our For Sale board. //widgets.gear.weeds



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

