

Approx Gross Internal Area  
72 sq m / 772 sq ft



Floorplan

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:LG/AMS/09/24/OK/LG

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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

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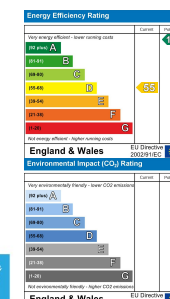


### Gwenfro East Street, Newport, Pembrokeshire, SA42 0SY

- Detached Cottage
- Centre of Newport
- Modern Kitchen with Appliances
- Walking Distance To Coast
- Low Maintenance Garden
- Character Accommodation
- Bath and Shower Room
- Gas Heating & Woodburner
- Off Road Parking Space
- EPC Rating: D

£380,000

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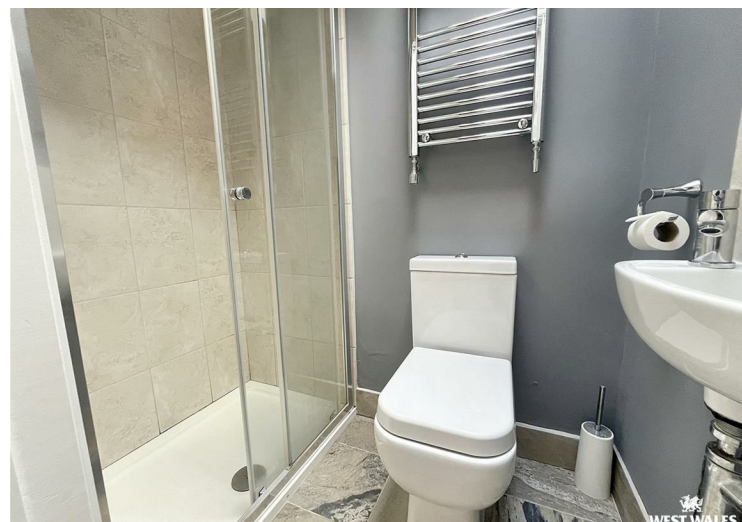
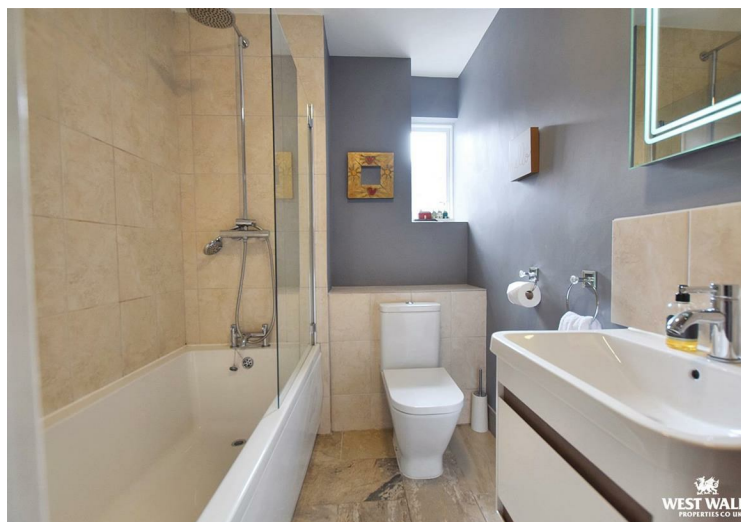
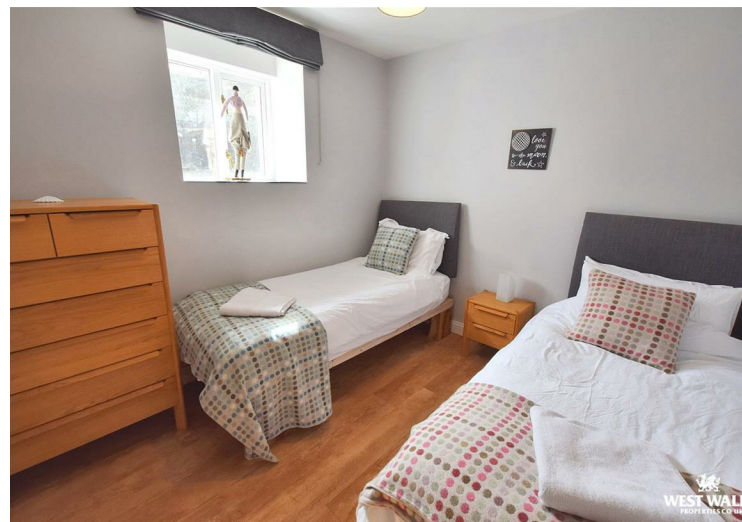


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**The Agent that goes the Extra Mile**







### \*\* NO ONWARD CHAIN \*\*

A beautifully presented character cottage situated in the popular seaside town of Newport, Pembrokeshire within a short distance of shops, restaurants and the seasonal Monday Market. The Parrog and Boat Club are also within walking distance.

The well presented accommodation benefits from gas heating and double glazing. The front door opens into the open plan living and dining room, with wonderful feature wooden A frame beams, wooden flooring, and a fireplace with slate hearth and log burning stove. From here there are also double doors out to the patio garden. A couple of steps from the living area lead to the modern kitchen, which has a range of fitted units, and built in appliances including washing machine, dryer, fridge, freezer, dishwasher, electric oven, gas hob with extractor hood over. There is a stable door leading out to the garden, and a door to the shower room with tiled flooring, shower cubicle and WC.

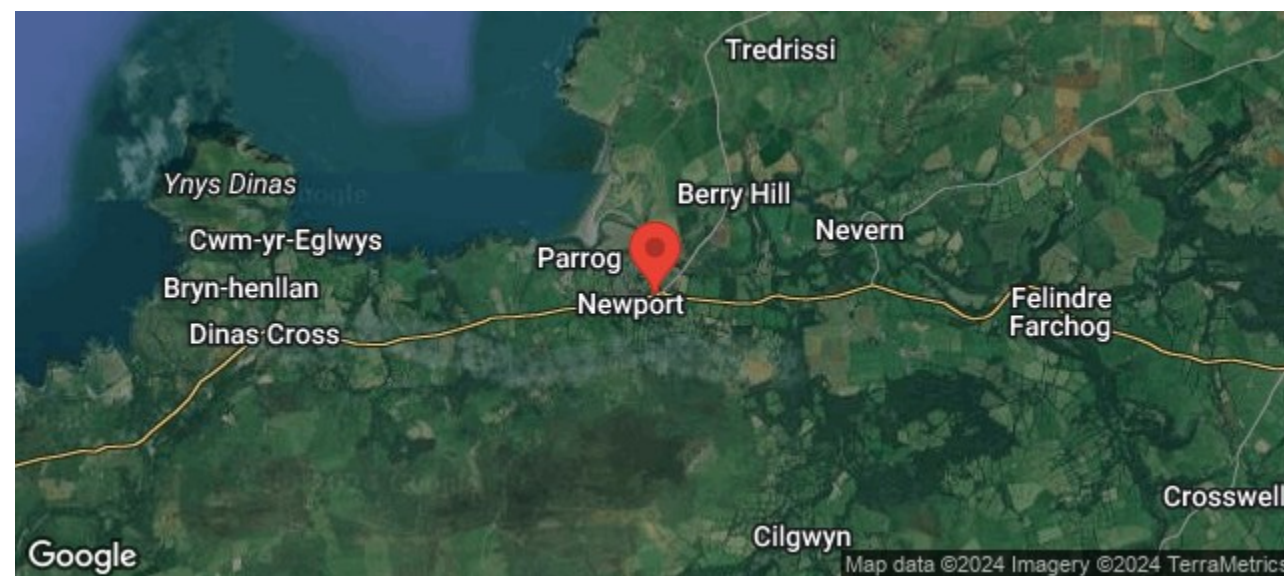
Two steps from the sitting room lead to the inner hallway, and the two double bedroom both with wooden flooring, and a bathroom with bath with shower over, WC and wash hand basin, and a storage/airing cupboard.

Externally, to the front of the cottage there is a off road parking for one vehicle. From here a steps lead to the front door and the low maintenance gravelled area, ideal for potted plants. There is an enclosed, low maintenance patio garden to the side of the property, which can also be accessed via a gate from the parking area. This offers the perfect spot to sit and relax!

Newport is a picturesque town set within the Pembrokeshire Coast National Park between the towns of Fishguard and Cardigan. The town benefits from a variety of shops, post office, primary school, pubs, restaurants, cafes and a boat club. In addition, there is an 18 hole links golf course, and sandy beaches and coves within easy reach, including Newport Sands, Poppit Sands, Pwllgwaelod and Cwm yr Eglwys.

### 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 right 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, just after this you will see the property on your left hand side as denoted by our for sale sign. What three words - ///cackling.iteration.aimed



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