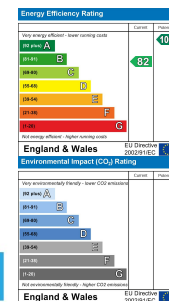


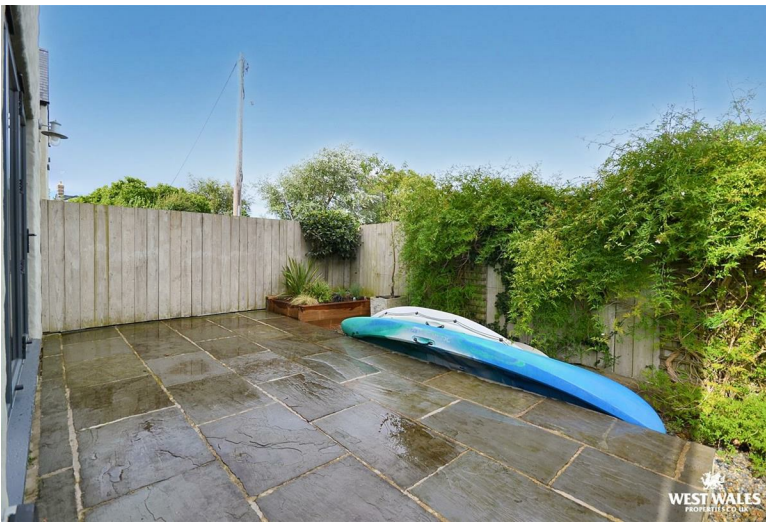
6 Will Phillips Yard West Street, Newport, Pembrokeshire, SA42 0TW

- Semi-Detached House
- Popular Coastal Location
- Open Plan Living
- Off Road Parking
- Gas Central Heating
- Three Storey
- Walking Distance To Amenities
- Modern Accommodation
- Low Maintenance Garden
- EPC Rating: B

Offers In The Region Of £375,000

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





Built in 2016, this beautifully presented and modern semi-detached home is located in the popular coastal town of Newport, just a short walk from local shops and amenities. This attractive property offers three double bedrooms, a low-maintenance patio garden to the rear, and convenient off-road parking for multiple vehicles.

The accommodation is arranged over three floors and has been tastefully decorated. On the ground floor, a welcoming entrance hallway leads into the open-plan kitchen, living, and dining area. The contemporary kitchen is fitted with matching wall and base units and overlooks the front of the property. To the rear, the cosy living/dining space features a log-burning stove and stylish bifold doors that open out onto the patio—perfect for indoor-outdoor living. Also on this level is a convenient WC/utility room.

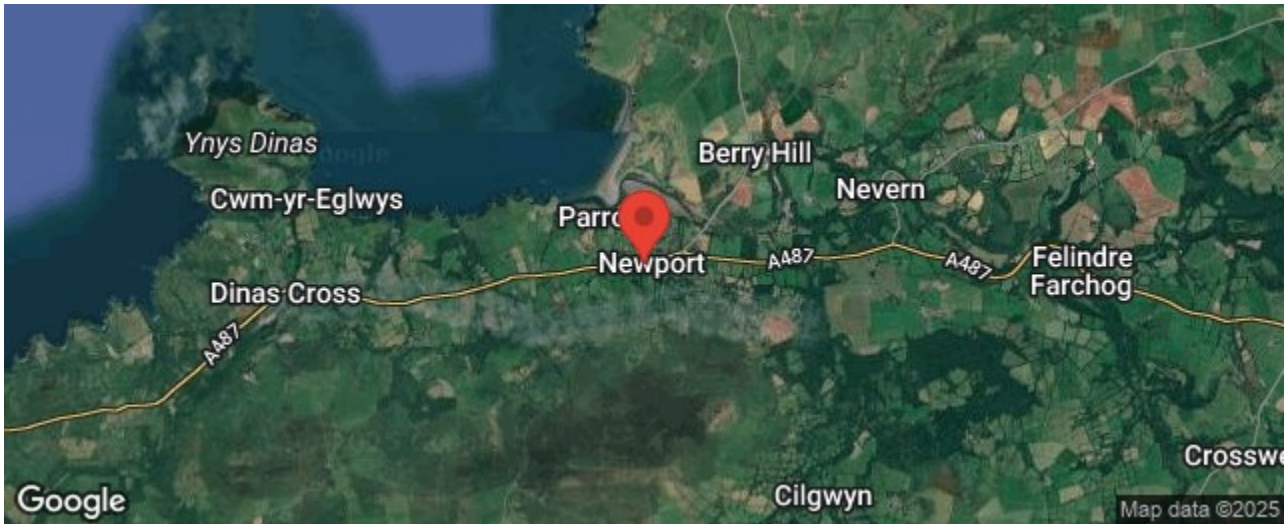
Stairs lead to the first-floor landing, where you'll find two double bedrooms, one of which benefits from distant views of the sea and surrounding countryside. The family bathroom is also located on this floor and is well-appointed with a shower over the bath, complemented by attractive patterned floor tiles. A further staircase leads to the second floor, where a landing with additional sea and countryside views gives access to the master suite. This room features Velux windows and an ensuite shower room.

To the front of the property, there is off-road parking for approximately three vehicles—two dedicated spaces directly in front, with additional room for a third vehicle along the side of the house. The rear garden is accessible via a side gate or through the bifold doors from the living area. The garden is low maintenance and features a paved patio area ideal for outdoor dining, with gravel to one side. Also benefits from a useful garden shed for storage and two raised planters.

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, and the entrance to Will Phillips Yard will be found on your left hand side just before the Royal Oak pub. What three words - ///indicated.official.printer



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