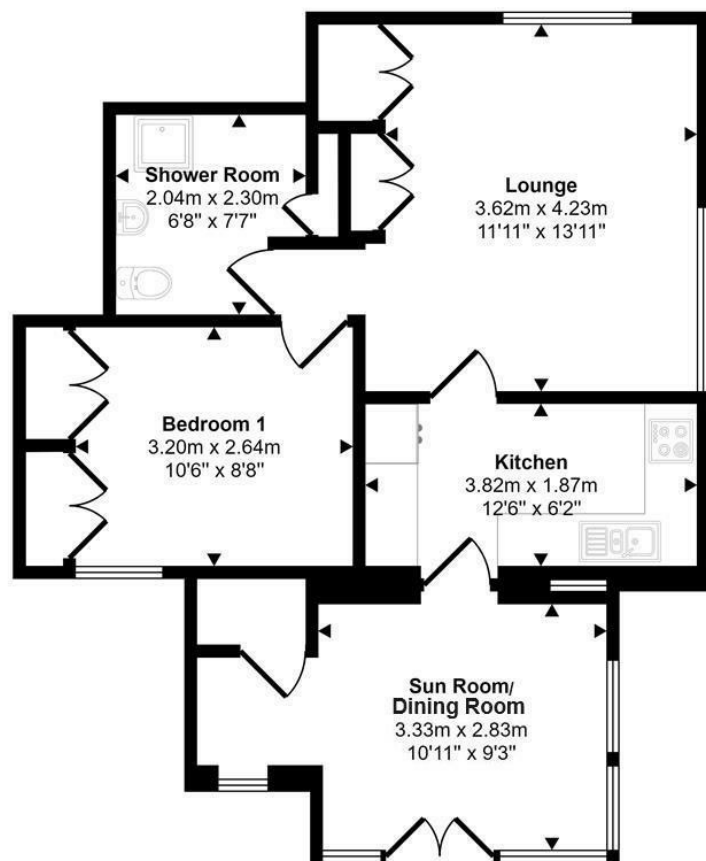


Approx Gross Internal Area  
56 sq m / 607 sq ft



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 'D' Pembrokeshire

ref: LG/AMS/05/10/OK/AMS

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

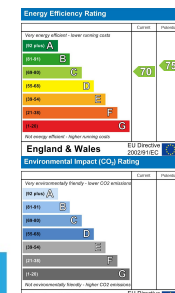


## 1 Feidr Eglwys, Newport, Pembrokeshire, SA42 0QA

- Immaculately Presented
- Wonderful Countryside Views
- Garage & Off Road Parking
- Courtyard Garden
- Gas Central Heating
- One Bed Ground Floor Apartment
- Coastal Location
- Two Reception Rooms
- Walking Distance To Amenities & Coast
- EPC Rating: C

Offers In Excess Of £240,000

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**The Agent that goes the Extra Mile**





A beautifully presented ground floor apartment situated in the popular coastal town of Newport. Within a short distance of shops, restaurants and the seasonal Monday Market. Approximately just a 10-15 minute walk from The Parrog and the coast. Benefiting from gas central heating, a courtyard garden, and wonderful countryside views.

The property briefly comprises, a well presented living area, with useful built in storage cupboards, two good sized windows making the room, light and airy. There is a modern fitted kitchen with matching wall and base units, and window overlooking the sunroom. The sun room/dining room offers a wonderful space to sit and relax and enjoy the countryside views beyond. There is a double bedroom, again with fitted wardrobes, and a separate shower room large shower cubicle, wash hand basin in a vanity unit and a WC.

Externally, the garden can be accessed via the side of the property or through double doors in the sunroom/dining room. There is a low maintenance, paved patio garden that benefits from a useful wooden storage shed, and a shrub border. A short distance up the road there is a garage with power and lighting, with parking for a further vehicle outside.

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.



**Lounge**

**Sun Room/Dining Room**

**Shower Room**

**Kitchen**

**Bedroom**

**DIRECTIONS**

On leaving Fishguard office, take the road through Lower Town, through Dinas Cross and into Newport. Continue through Newport, taking the turning right to Cilgwyn Road, on arriving at the t-junction, take the turning right, then take an immediate left, the property is on the left hand corner. What 3 Words Reference - zapped.deceased.hobbyists

