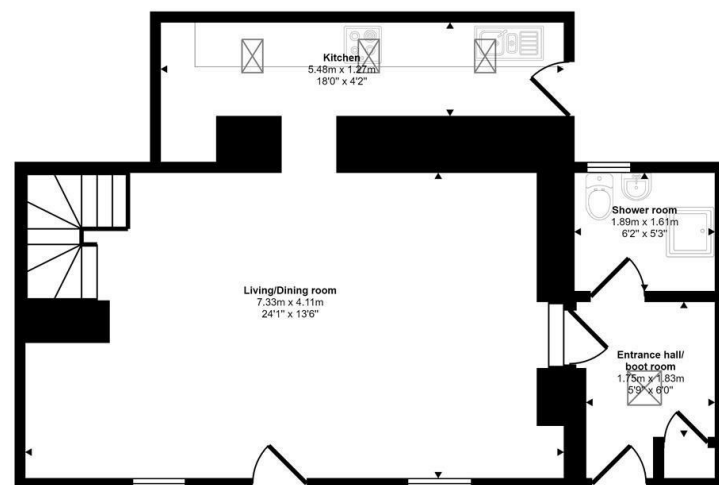
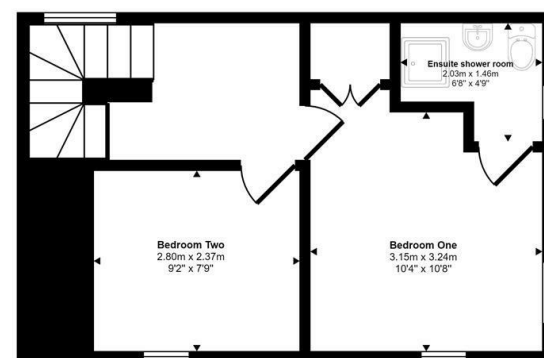


Approx Gross Internal Area  
82 sq m / 877 sq ft



Ground Floor  
Approx 51 sq m / 545 sq ft



First Floor  
Approx 31 sq m / 333 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: LG/AMS/01/24/OK/AMS/02/24

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  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

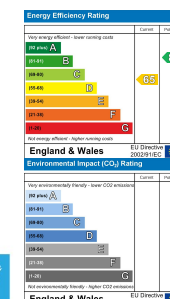


### Annwylfan 2 Mill Lane, Newport, SA42 0PN

- Semi Detached Cottage
- Two Bedrooms
- Walking Distance To Shops & Amenities
- Garden To Rear
- Gas Central Heating
- Full of Character & Charm
- Coastal Location
- Investment Opportunity
- Two Off Road Parking Spaces
- EPC Rating: D

Offers In The Region Of £395,000

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EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk) TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**



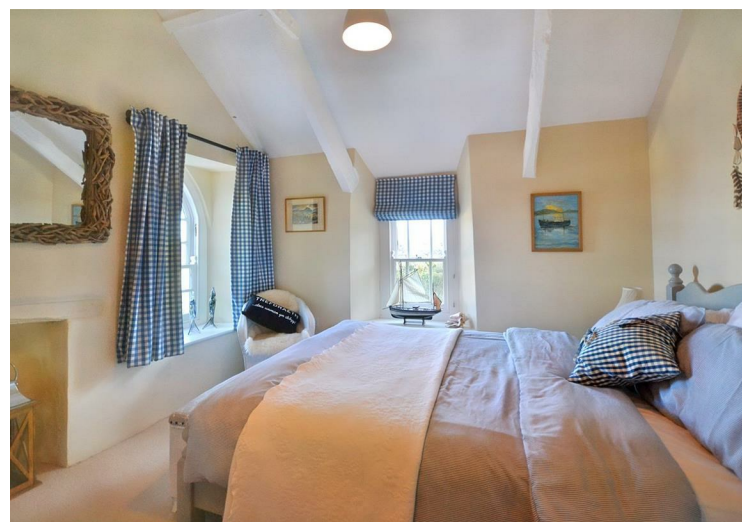


A beautifully presented semi detached cottage situated in the popular coastal town of Newport, and is within walking distance of the lovely town and its amenities. The property is full of character and charm with its inglenook fireplace, wooden beams and slate windowsills. Annwylfan is a family holiday home and an occasional holiday let.

The charming accommodation briefly comprises, on the ground floor a living/dining area with a stone inglenook fireplace housing a wood burner, wooden beams, two windows and a door to the front. A doorway leads you to the kitchen, this has matching wall and base units, with a high ceiling and three Velux windows allowing light in. From here there is a door giving access to the rear garden. Off the living room there is a useful boot room/hall, and a ground floor shower room. On the first floor there are two bedrooms, both have exposed beams, and the master bedroom has a modern en-suite shower room and built-in wardrobe.

Externally, the rear garden can be accessed via steps to the right hand side of the property, through a door in the kitchen or the door mid way up the stairs. There is an enclosed patio area, with a useful wooden shed and a flower bed border boasting mature shrubs. A wonderful spot to sit and relax. To the front of the property there is off road road parking for two vehicles. There was a new slate roof and a silver grey Indian sandstone patio laid to the front and rear in 2022.

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 rises 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, street cafes and several pubs, as well as a tourist information centre



**Entrance Hall/Boot Room**

**Kitchen**

**Bedroom Two**

**Living/dining room**

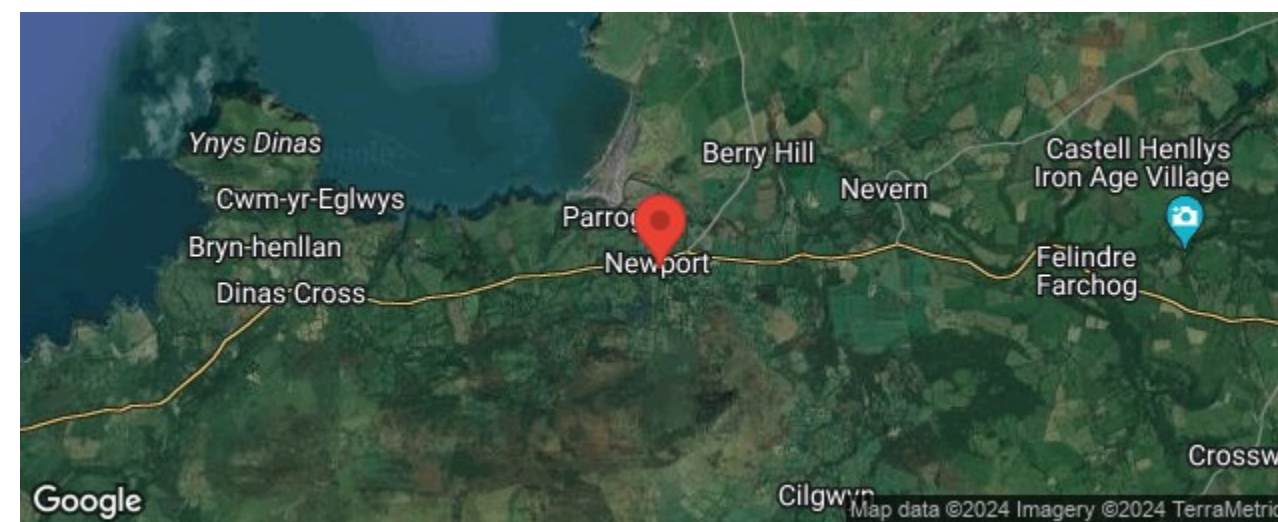
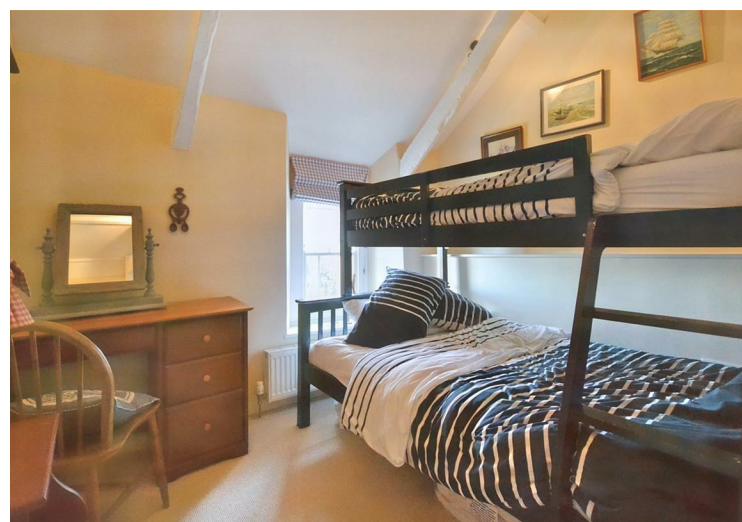
**Bedroom One**

**Shower room**

**Ensuite shower room**

**DIRECTIONS**

From our office in Fishguard take the road to Newport as you enter the village continue through the town and take a right hand turn onto market street, continue to the end of the road and turn right. Continue along the road taking a left opposite the church onto Mill Lane. Annwylfan will be found after a short distance on your right hand side. What Three Words Reference - [///span.unfit.usages](https://www.what3words.com/)



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