



Swn y Mor Newgale, Haverfordwest, Pembrokeshire, SA62

Offers In The Region Of £1,250,000

- Immaculate Detached 3 Storey House
- Spectacular Sea & Countryside Views
- 8 Bedrooms, 5 Bath/Shower Rooms
- Off Road Parking & Low Maintenance Rear Garden
- Sought After Coastal Village
- EPC Rating D

8 Bedroom Detached House in Newgale

A Immaculately presented 3 storey house with 8 bedrooms & 5 bath/shower rooms, offering a flexible living accommodation. Benefitting from an impressive sun room and balcony to take advantage of the panoramic sea views, situated in the sought after coastal village of Newgale and within easy walking distance of the popular sandy beach.

 8  5  4  D

Council Tax Band: E



Property

Swn y Mor is named for its close proximity to the sea and this spacious, 3 storey detached house with off road parking offers spectacular, panoramic coastal and countryside views from its elevated position.

With flexible accommodation to take advantage of these breathtaking views, Swn y Mor benefits from up to 8 bedrooms, 5 bath/shower rooms and a range of reception rooms including kitchen/dining room, living room and recently added impressive sun room with lantern ceiling and bi-fold doors opening onto a railed balcony overlooking the rear garden towards the sea and rugged coastal scenery.

Situated in the sought after coastal village of Newgale with access onto the Pembrokeshire Coastal Path, this lifestyle opportunity is within easy walking distance of the renowned Blue Flag beach, stretching for almost 2 miles of golden sand backed by a pebble bank. With its large surf, it is considered by many to be one of the most popular beaches for watersports in Pembrokeshire Coast National Park.

Directions

From Haverfordwest take the A487 towards St David’s. On reaching Newgale, follow the road along the beach front and over a stone bridge. Take the right hand bend up the hill and Swn y Mor can be found on the right hand side.

Approached via off road parking for several vehicles and steps either side to pedestrian path and partially glazed entrance door to

Hall

Doors to storage and to

Bedroom

11'9 x 8'8
Window to front.

Shower Room

7'8 (max) x 5'6 (max)
Obscure glazed window to sun room. Tiled floor and partially tiled walls. Shower cubicle, wash hand basin and w/c.

Cloakroom

7'8 x 3'4
Obscure glazed window to sun room. Tiled floor and partially tiled walls. Wash hand basin and w/c.

Bedroom

9'9 x 12'3 (max)
Window to front.

Bedroom

11'8 x 8'6
Window to front. Doors to fitted storage and

En Suite Shower Room

8'6 x 3'10
Obscure glazed window to front. Fully tiled. Shower cubicle, wash hand basin and w/c.

Bedroom/Study

11'3 x 8'2
Sliding patio door to sun room.

Living Room

39'11 x 17'0 (max)
Sliding patio doors to rear railed balcony and sun room. Picture window to side and windows to side and front. Inset log burner over slate hearth with wood surround. Mood lighting.

Sun Room

19'5 x 15'0
Lantern ceiling. Bi-fold doors to rear railed balcony. Tiled floor.

Kitchen/Dining Room

25'8 x 14'4
Stairs to first and lower ground floors. Partially glazed door to side external. Sliding patio doors to rear railed balcony and sun room. Tiled floor. Splashback. Contemporary wall and base units with marble work surface over. Breakfast bar. Full height pull out larder unit. Acrylic sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher, double electric oven and electric hob with extractor over.

First Floor

Landing

Doors to games room and to

Bedroom

13'1 (max) x 10'6 (max)
Sloping ceiling. Door to storage. Velux window to rear.

Games Room

24'6 x 13'0
Sloping ceiling. Velux windows to rear. Storage. Door to

Bedroom

13'0 x 12'0
Sloping ceiling. Velux window to rear.

Lower Ground Floor

Lounge

27'9 x 14'4
Sliding patio door to rear external. Step to hall. Doors to bathroom and

Utility/Shower Room

12'6 x 4'11
Tiled floor. Base units with work surface over. Stainless steel sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Step up to fully tiled shower cubicle.

Bathroom

13'0 x 7'3
Fully tiled. Suite comprising bath, glazed stand with counter top wash hand basin and w/c. Shower cubicle.

Hall

Door to

Bedroom

11'8 x 9'4

Window to rear. Door to

En Suite Shower Room

10'10 x 4'4

Obscure glazed window to rear. Tiled floor and partially tiled walls. Wash hand basin in vanity unit and w/c. Shower cubicle.

Bedroom

17'1 (max) x 16'3 (max)

Window to side and sliding patio door to rear external.

En Suite Shower Room

10'10 x 6'11

Obscure glazed window to rear. Tiled floor and partially tiled walls. Wash hand basin, bidet and w/c. Shower cubicle.

Externally

To front of the property is an area of off road parking for several vehicles. Steps lead down from either side to a pedestrian path and floodlit stone borders with mature shrubs and plants in an array of colours. Either side of the property are storage sheds and further steps down to the rear garden which again offers mature and colourful planting and is divided into lawn and patios with seating areas all positioned to take full advantage of the panoramic sea views and far reaching countryside views towards Roch castle.

Tenure

We are advised the property is freehold.

Services

Mains electricity, water and drainage. Oil fired central heating.

Viewing

Strictly by appointment with Town, Coast & Country Estates please.

Agent's Note

This property is being sold on behalf of an associate of Town, Coast & Country Estates.



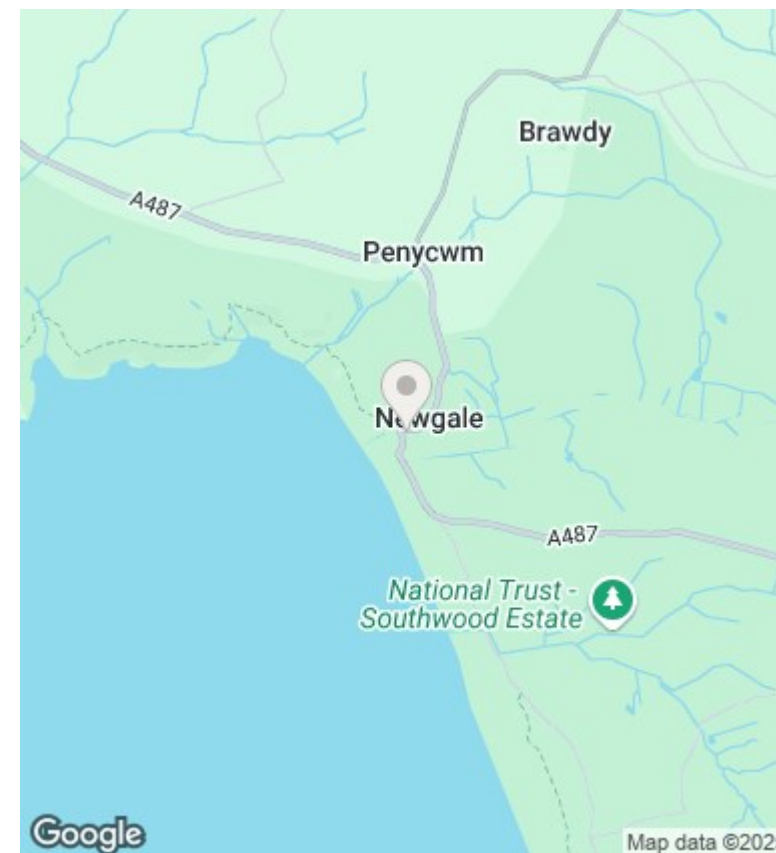




This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using Planitup.

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		