



Ty Capel Long Street, Newport, SA42 0TN

£275,000

A deceptively spacious four bedroom cottage situated in the favoured Pembrokeshire town of Newport, within easy walking distance of the coast and local amenities. The accommodation comprises: hall, living room, dining room, kitchen, w.c. To the first floor there is four bedrooms and a family bathroom. There is parking nearby in a local authority car park, which offers permits for longer term parking.

Glazed door to:

Hall

Stairs rising off, door to:

Living Room

Dual aspect windows, modern electric heater, wood burning stove.

Dining Room

uPVC double glazed window, uPVC double glazed door to the garden. Electric heater.

Inner Hall

uPVC double glazed door, doors to:

Kitchen

A range of wall and base cabinets with stainless steel sink unit, space for electric cooker, window to the rear.

W.C.

Low flush w.c.

First Floor

Landing

Doors to:

Bedroom One

uPVC double glazed window, electric heater, wardrobe.

Bedroom Two

Window, electric heater.

Bedroom Three

Window to the rear with distant sea views, electric heater.

Bedroom Four

Window, electric heater.

Family Bathroom

A three piece suite with panel bath, pedestal hand wash basin, low flush w.c. uPVC double glazed window.

Externally

Cottage garden which has been lovingly planted and designed with a variety of mature shrubs and bushes, storage building with perspex roof.

Utilities & Services

Heating Source:

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Planning Authority: Pembrokeshire Coast National Park

Local Authority: Pembrokeshire County Council

Council Tax: tbc

What3words:///eruptions.wasps.charts

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download., Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE - Good outdoor, variable indoor

Three - Good outdoor and indoor

O2 - Variable outdoor

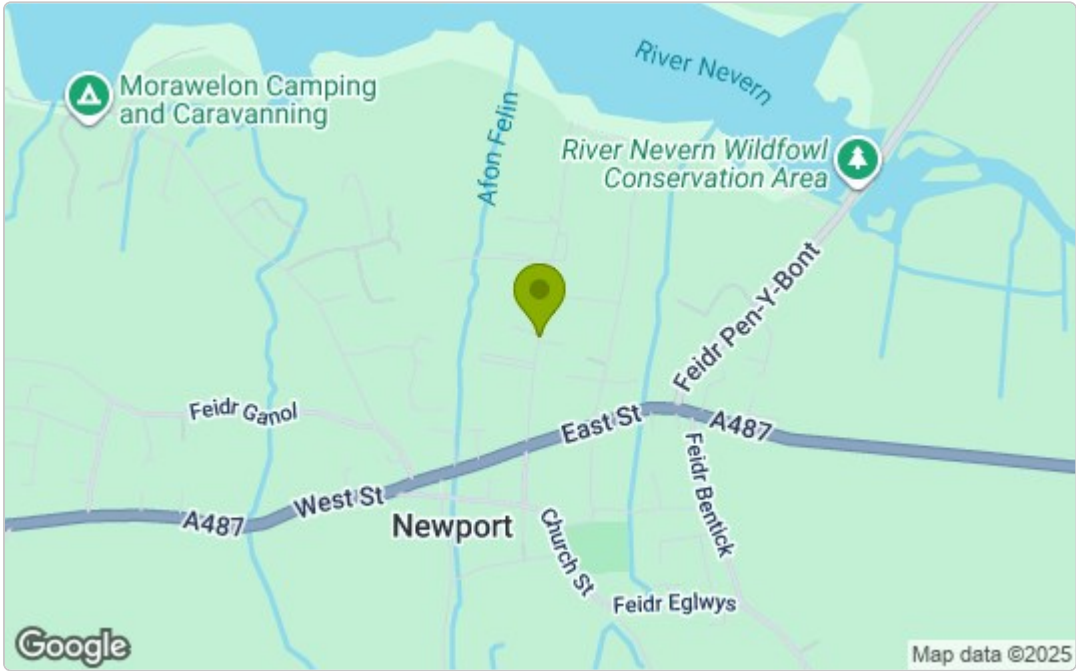
Vodafone. - Poor to none outdoor

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

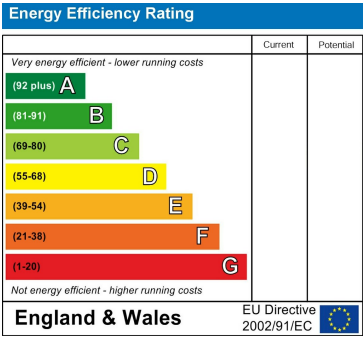
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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