

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

Price Guide £360,000

- *A deceptively spacious Semi Detached 3 storey Modern Character Town House Residence (built in 2015/16).
- *Well appointed Open Plan Kitchen/Living Room 30'0" x 13'0" approx, 2 First Floor Bedrooms and Bathroom and a Second Floor Master Bedroom with Ensuite Bathroom with Dressing Area and Separate WC.
- *Gas fired Central Heating, Double Glazed Windows and Doors throughout and both Cavity Wall and Roof Insulation.
- *Ornamental Stone Border to fore with a Raised Circular Flower Bed and an enclosed rear Patio Garden with adjacent Bin Store/Tool Shed and 2 Vehicle Parking Spaces.
- *Ideally suited for a Couple, Family, Holiday Letting or for Investment purposes.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating B

Situation

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery. There is a regular Bus Service along the Main A487 Road West to Fishguard and North East to Cardigan and Aberaeron.

The Pembrokeshire Coastline at The Parrog is within half a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr Bay, Poppit Sands, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Bridge Street is a mixed Residential/Commercial area which fronts onto the Main A487 Fishguard to Cardigan Road. Will Phillips Yard is a small modern development of some 6 dwellings which is accessed off Bridge Street and situated within a 100 yards or so of Newport Town Centre and the shops at Market Street and Long Street.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport proceed, past the second turning on the left for Parrog Road and some 40 yards or so further on, Will Phillips Yard is situated on the left. No 2 is the first Property on the right hand side of the arched entrance. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road southwest for some 11 miles and in the town of Newport, proceed through the centre of the town and a 100 yards or so further on, Will Phillips Yard is situated on the right hand side of the road. No 2 is the first Property on the right hand side of the arched entrance. A 'For Sale' board is erected on site.

Description

2 Will Phillips Yard is a Semi Detached 3 storey Town House residence of cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Double Glazed Entrance Door to:-

Hall



With ceramic tile floor with underfloor heating, staircase to First Floor, mains smoke detector, ceiling light, electricity consumer unit cupboard with telephone point and 2 power points, double glazed window, doors to Kitchen/Living Room and:-

Cloakroom



4'11" x 3'10" (1.50m x 1.17m)

With ceramic tile floor with underfloor heating, double glazed sash window with wooden blinds, suite of WC and Wash Hand Basin in a vanity surround, toilet roll holder, towel ring, Manrose extractor fan, robe hook and a downlighter.

Kitchen/Living Room

30'0" x 13'0" (9.14m x 3.96m)

(approximate overall measurement)

Kitchen/Dining Room



12'11" x 9'6" (3.94m x 2.90m)

With ceramic tile floor with underfloor heating, range of fitted floor and wall cupboard with oak worktops, 2 double glazed windows with wooden blinds, Leisure Cuisinemaster 5 ring Gas Cooker Range with 2 Electric Ovens and Grill, Elica stainless steel Cooker Hood (externally vented), electric cooker box, Belfast sink with mixer tap, mains smoke detector, built in Lamona dishwasher, built in bottle fridge, understairs cupboard, fridge freezer recess, 4 downlighters and opening to:-

Living Room



3'0" x 13'0" approx (0.91m x 3.96m approx)

With ceramic tile floor with underfloor heating, 3 downlighters, double glazed sash window with wooden blinds, 14 power points, 2 lamp points, double glazed French doors and windows with wooden blinds and roller blinds which lead to the rear enclosed Courtyard Garden.

A doorway from the Living Room gives access to a:-

Boiler Cupboard

Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceramic tile floor, ceiling light, Drayton central heating timeswitch, coat hooks, storage alcove, central heating manifold and 2 power points.

First Floor

Landing



With a laminate wood floor, downlighter, double panelled radiator, 2 power points, pedestrian door to Inner Landing with staircase to Second Floor and doors to Shower Room, Bedroom 2 and :-

Bedroom 1 (Rear)



12'11" x 12'2" (3.94m x 3.71m)
(plus recess 2'10" x 1'10") With a laminate wood floor, 2 double glazed windows, downlighter, Samsung wall mounted Flat Screen TV, telephone point and 10 power points.

Bedroom 2 (Front)



12'3" x 8'7" (3.73m x 2.62m)
('L' shaped maximum) With a laminate wood floor, double glazed sash window, double panelled radiator, ceiling light and 4 power points.

Shower Room



6'10" x 6'5" (2.08m x 1.96m)
With a ceramic tile floor, white suite of Wash Hand Basin

in an Oak vanity surround, WC and a Quadrant Glazed Shower Cubicle with Aquaboard walls and a thermostatic shower, chrome heated towel rail/radiator, toilet roll holder, towel ring, understairs storage cupboard, Manrose extractor fan, 2 downlighters, tile splashback and a illuminated Oak framed mirror.

Inner Landing

With laminate wood floor, downlighter and staircase to:-

Second Floor

Landing Area

8'10" x 5'1" (2.69m x 1.55m)

With a laminate wood floor, double glazed window over stairwell, mains smoke detector, opening to Bathroom and Dressing Area, door to Separate WC and opening to Bedroom 3:-

Bedroom 3



15'4" x 12'10" (4.67m x 3.91m)

With sloping ceiling, laminate wood floor, double glazed window with wooden blinds, Velux double glazed window with blind (affording distant Sea Views), ceiling light, TV point, telephone point and 8 power points.

Separate WC

5'8" x 3'5" (1.73m x 1.04m)

With a laminate wood floor, suite of Wash Hand Basin in a vanity surround and WC, towel ring, toilet roll holder, Sun Tube, downlighter and an extractor fan.

Bathroom Incorporating Dressing Area



12'3" x 10'6" (3.73m x 3.20m)

With part ceramic tile floor and part laminate wood floor, tiled wall , freestanding Bath with mixer tap and shower, chrome dual fuel heated towel rail/radiator, access to an Insulated Loft, double panelled radiator, 2 downlighters, 2 Velux double glazed windows with blinds and 4 power points.

There is a small ornamental stone garden to the fore with a raised circular Stone Flower/Shrub/Heather Bed. To the rear of the Property is a private enclosed Patio Garden with an Indian Sandstone Paved Patio and Slate Chip areas. Adjacent to the rear garden is a Bin Store and a tarmacadamed hardstanding allowing for 2 Vehicles Parking Spaces.

2 Outside Electric Lights and 2 Outside Power Points.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas fired Central Heating (Underfloor Heating to Ground Floor Accommodation and Radiators to First and Second Floor Accommodation) . Double Glazed Windows and Doors. Cavity Wall and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

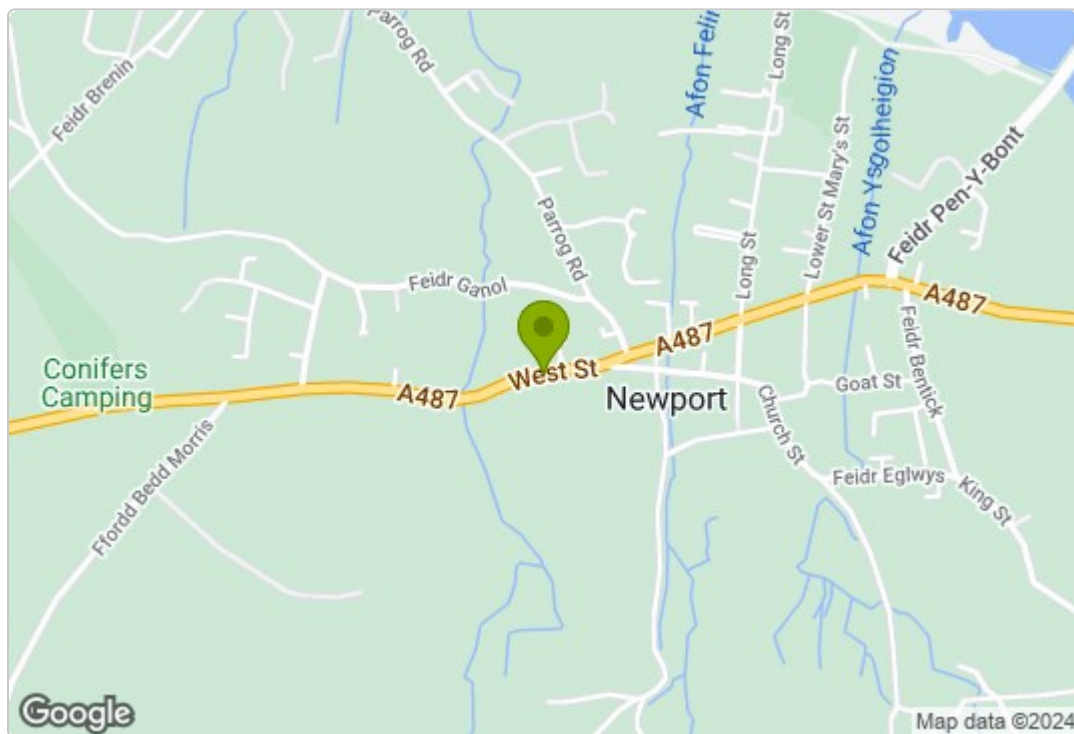
Freehold with Vacant Possession upon Completion.

Remarks

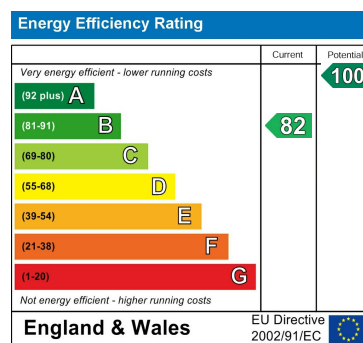
2 Will Phillips Yard is a deceptively spacious 3 storey modern character Town House residence which has been built to a high standard of workmanship and being ideally suited for a Family, Holiday Letting or for Investment purposes. The Property is in good decorative order throughout benefitting from Gas Central Heating, Double Glazing and both Cavity Wall and Roof Insulation. In addition, it has a private enclosed rear Patio Garden as well as a tarmacadamed hardstanding allowing for 2 Vehicle Parking Spaces. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Floor Plan

Area Map



Energy Efficiency Graph



**Council Tax Band - N/A -
Current Holiday Let**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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