



Brenwyn, 30 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

Price Guide £565,000

*An exceptional Detached single storey Bungalow residence.

*Recently Renovated, Extended and Modernised to an extremely high standard of workmanship.

*Spacious Lounge, Fully Fitted Kitchen/Dining Room, Walk in Larder, 3 Double Bedrooms and 2 Shower Rooms (1 En Suite).

*Gas Central Heating, Aluminium and uPVC Double Glazed Windows and Doors and Loft Insulation.

*Integral Garage as well as ample Off Road Vehicle Parking and Turning Space.

*Delightful, easily maintained Gardens and Grounds with Lawned Areas, Flowering Shrubs, Fruit Trees, Raised Vegetable Beds, a Wildlife Pond, Fruit Trees and Indian (Mint Fossil) Limestone Patio and Paths.

*Superb Coastal Sea Views over Newport Bay to Morfa Head.

*Ideally suited for Retirement, Family, Investment or even Holiday Letting purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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 several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Library, Tourist Information Centre, a Health Centre and Dental Surgery.

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, Cwm, 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. There is also a regular Bus Service along the Main A487 Road west to Fishguard and north east to Cardigan and Aberaeron.

Maes y Cnwce is a medium sized Residential Estate which is situated on the western fringes of the town from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head.

Brenwyn is situated within 700 yards or so of Newport Town Centre and the Shops at Market Street.

Directions

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the first turning on the left into Maes-y-Cnwce. Proceed down the hill for 70 yards or so and take the second turning on the left. Proceed on this road for 80 yards or so and take the first turning on the left and proceed up the hill for 100 yards or so and Brenwyn is the last Property on the left. A 'For Sale' board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and proceed through the Town of Newport and on leaving the Town, take the turning on the right into Maes-y-Cnwce. Follow directions as above.

Description

Brenwyn comprises a Detached single storey Bungalow residence of cavity concrete block and brick construction with part reformite stone and mainly rendered and coloured roughcast elevations under a pitched concrete tile roof. Accommodation is as follows:-

Storm Porch

5'0" x 4'6" (1.52m x 1.37m)

With uPVC double glazed door to:-

Hall



12'2" x 6'0" (3.71m x 1.83m)

With ceramic tile floor, coved ceiling, radiator, coat hooks, 3 ceiling spotlight, telephone point, 4 power points and opening to:-

Inner Hall

With ceramic tile floor, coved ceiling, mains smoke detector and door to:-

Cloakroom

7'6" x 4'0" (2.29m x 1.22m)

With a laminate tile floor, uPVC double glazed window, half tiled walls, white suite of Wash Hand Basin and WC, radiator, towel ring, toilet roll holder and a ceiling light.

Sitting Room



20'0" x 12'7" (6.10m x 3.84m)

With a Karndean wood effect floor, uPVC double glazed window, Aluminium double glazed bifold doors (affording superb Sea views to Morfa Head) and leading onto a raised Indian Limestone Paved Patio, 2 ceiling lights, 2 double panelled radiators, TV point and 9 power points.

Kitchen/Dining Room



24'2" x 18'6" (7.37m x 5.64m)

With a ceramic tile floor, range of fitted floor and wall cupboards with granite worktops and splashbacks, built in Neff combination Microwave/Oven, built in Neff Hide and Slide Single Oven/Grill, built in fridge freezer, built in Neff dishwasher, Neff 5 ring Induction Hob, Neff Cooker Hood (externally vented), 2 Aluminium double glazed windows (one of which affords superb views over Newport Bay to Morfa Head), 17 downlighters, 2 wall uplighters, ceiling pendant light over Dining Table, single drainer one and a half bowl Porcelain sink with waste disposal unit and a mixer tap, 'L' shaped Desk unit, TV point, 14 power points, Aluminium double glazed door to rear garden, Oak pedestrian door to Integral Garage and Oak double doors to:-

Walk in Larder

With ceramic tile floor, 5 wall shelves and a ceiling light.

Bedroom 1



17'8" x 12'1" maximum (5.38m x 3.68m maximum)

With fitted carpet, coat hooks, fitted mirror fronted double wardrobes with hanging rails, shelves and fitted

drawer units, radiator, Aluminium double glazed window (affording views over Newport Bay to Morfa Head), 8 downlighters (on dimmers), TV point, 7 power points, single panelled radiator and Oak door to:-

En Suite Shower Room



7'6" x 4'10" (2.29m x 1.47m)

With fully tiled walls, ceramic tile floor, white suite of WC, Wash Hand Basin in a vanity surround and a glazed Shower Tray with shower curtain rail and a thermostatic shower, chrome dual fuel heated towel rail/radiator, robe hook, 3 downlighters, mirror fronted bathroom cabinet, toilet roll holder and extractor fan.

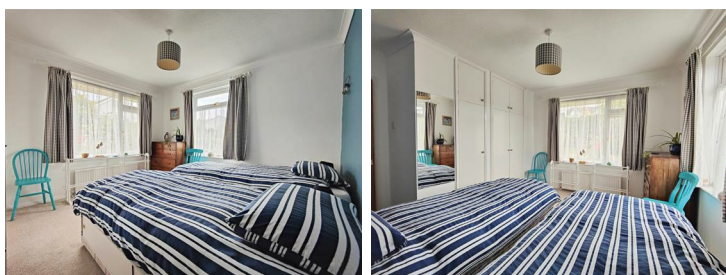
Bedroom 2 (Front)



12'8" x 12'0" (3.86m x 3.66m)

With fitted carpet, uPVC double glazed window, double panelled radiator, coved ceiling, TV point, 8 power points and built in double and single wardrobes with hanging rails and shelves.

Bedroom 3 (Front)



With fitted carpet, 2 uPVC double glazed windows, coved ceiling, ceiling light, double panelled radiator, 4 power

points and 2 built in double wardrobes with hanging rails and shelves.

Shower Room



8'0" x 6'5" (2.44m x 1.96m)

With ceramic tile floor, fully tiled walls, white suite of Wash Hand Basin in vanity surround, WC and a tiled Shower Cubicle with a thermostatic shower, shower curtain and rail, ceiling light, chrome dual fuel heated towel rail/radiator. mirror fronted bathroom cabinet, shaver point, ceiling light, toilet roll holder and a robe hook.

Adjoining the Property is an:-

Integral Garage

17'0" x 9'6" (5.18m x 2.90m)

With uPVC double glazed window, 3 ceiling spotlight, wall shelves, Viessman wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), 4 power points, tumble dryer vent, plumbing for automatic washing machine, hot and cold water taps, Garrador metal double doors and access to an Insulated and part Boarded Loft with electric light and 2 power points.

The Property stands in delightful well maintained Gardens and Grounds which has the benefit of a concrete hardstanding to the fore allowing for Off Road Vehicle Parking Turning Space and giving access to the Garage. Beyond the concreted drive is a Lawned Garden with an Apple Tree, Conifers and Flowering Shrubs. There is also a border to the fore of the Bungalow with Heathers, Roses and Flowering Shrubs.

There is an Indian (Mint Fossil) Limestone Path surround to the Property and on the western side are 3 raised Vegetable Beds. To the rear of the Property is a reasonable sized well maintained Lawned Garden with Flowering Shrubs, Fruit Trees including Apple, Cherry and Crab Apple, Flowering Shrubs, Hydrangeas, Tree Ferns, a Small Wildlife Pond and a Rockery/Pebble stone feature. There is also a raised Patio from where superb Coastal Sea Views can be enjoyed to Morfa Head.

Adjacent to the eastern gable end of the Bungalow is a:-

Timber Garden Shed 10'0" x 8'0" and a:-

Timber Summer House/Pottery/Workshed 14'0" x 8'0" approx with electric power points and electric light.

3 Outside Electric Lights, 4 Outside Power Points and Outside Hot and Cold Water Taps.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. N.B. The Plan attached is from an extract of a 1974 edition which shows part of the Estate at that time as being undeveloped.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Aluminium and uPVC Double Glazed Windows and Doors throughout. Partial Cavity Wall Insulation. Loft Insulated and Part Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

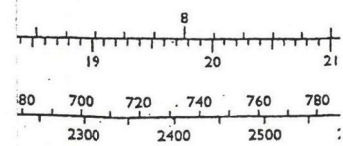
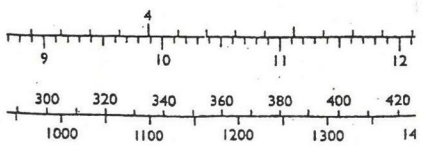
Brenwyn, 30 Maes y Cnwce is an exceptional Detached modern Bungalow Residence which has been recently extended, renovated and modernised to an extremely high standard. It stands in a private location on this popular medium sized residential estate within 700 yards or so of Newport Town Centre and the shops at Market Street and Long Street. It has the benefit of Gas Central Heating, uPVC Double Glazing, partial Cavity Wall and Loft Insulation. In addition, it has delightful well maintained gardens and grounds as well as ample Off Road Vehicle Parking and Turning Space and an Integral Garage. It is ideally suited for Retirement, Family, Holiday Letting or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. In order to appreciate the qualities of the Property and indeed its location and outlook, inspection is essential and strongly advised.



**Brenwyn,
30 Maes-y-Cwnc, Newport, Pembrokeshire**

Plan Not to Scale.

Plan For Identification Purposes Only



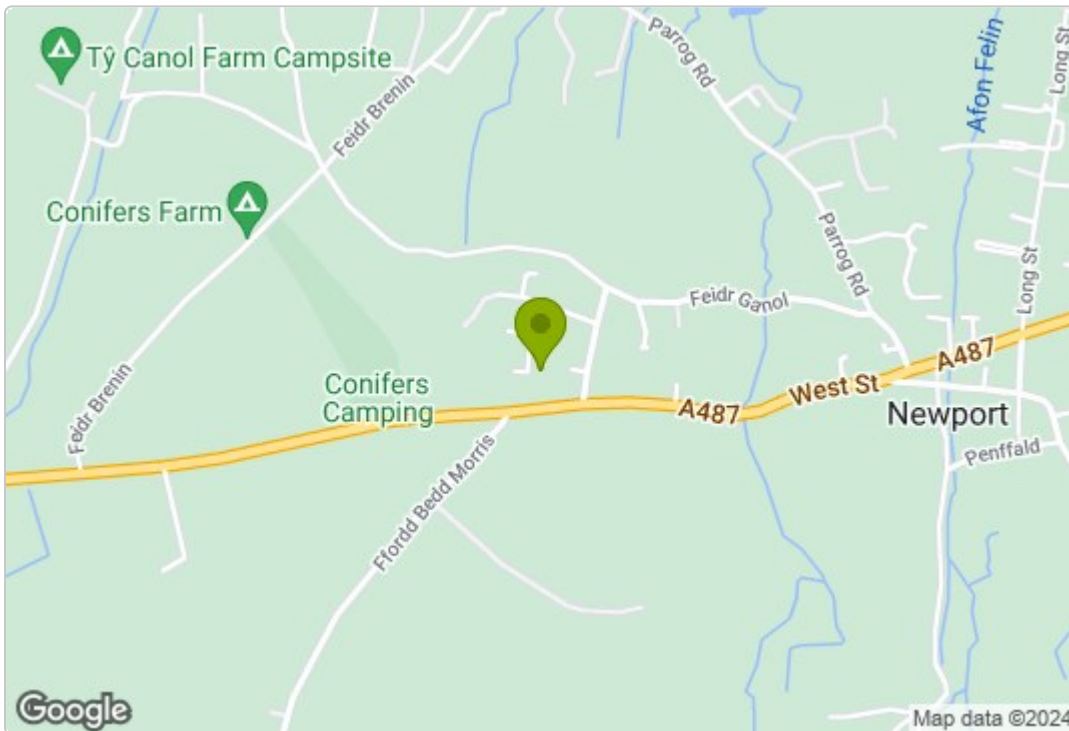
Floor Plan

Ground Floor

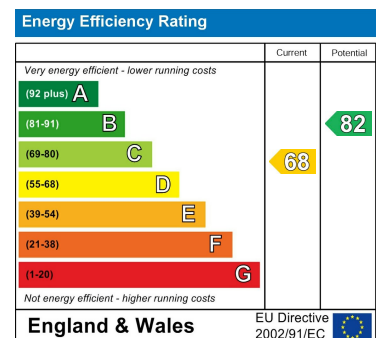


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - F

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com