



Ffoi Cottage, Feidr Pengawse, Mountain West, Newport, Pembrokeshire, SA42 0QY

**Price Guide £645,000**

- \*A delightfully situated Detached 2 storey (former Chapel) Residence.
- \*Recently renovated, refurbished and extended to an extremely high standard.
- \*LP Gas Central Heating and a Woodburning Stove, partial Double Glazing and Roof/Loft Insulation.
- \*Good sized Gardens and Grounds extending to Half an Acre or thereabouts.
- \*Ideally suited for Family, Retirement, Investment or Holiday Letting purposes.
- \*Delightful rural location with views to Garn Ffoi and Carningli and Sea Views to Newport Bay.
- \*Inspection essential to appreciate the Property, Location and indeed the Views. EPC Rating C.



## Situation

Ffoi Cottage stands on Mountain West and is within a mile or so of the popular Coastal Town of Newport. Newport stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport is a popular Market Town which has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Library, a Health Centre and a Dental Surgery.

The Market Town of Fishguard is within an easy car driving distance and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Repair Garages, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at the Parrog is within a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach. The Parrog at Newport offers excellent boating and mooring facilities and Newport Bay provides excellent Sea Fishing, Swimming, Sailing and Boating opportunities. Newport Links (18 hole) Golf Course is within 3 miles or so of the Property.

Ffoi Cottage stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and Protected Accordingly. Ffoi Cottage stands at the foot of Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

There are good road links along the Main A40 Road 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.

## Directions

From Fishguard take the Main A487 road east for some 7

miles and on entering the town of Newport take the turning on the right onto Ffordd Bedd Morys signposted to Gwaun Valley. Continue on this road for a third of a mile and proceed over the cattle grid and continue on this road for a further quarter of a mile or so and upon reaching the fork in the road turn right. Continue on this road for a third of a mile or so and Ffoi Cottage is situated a short distance beyond the bridge on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles passing through the town of Newport and on leaving the town take the turning on the left signposted to Gwaun Valley and onto Ffordd Bedd Morys. Follow directions as above.

## Description

Ffoi Cottage comprises a Detached predominantly 2 storied Residence (former Chapel) of solid stone construction with natural stone faced elevations under a pitched slate roof. Adjoining the Property is a recently constructed single storey extension of cavity concrete block construction with corrugated iron cladding under a pitched corrugated iron roof. Accommodation is as follows:-

### Door to:-

### Sitting Room



20'10" x 15'3" (6.35m x 4.65m)

With Slate Tile floor, open beam ceiling, 4 (north west and east facing) single glazed sash windows with shutters (two of which afford Coastal Sea views) 14 power points, 8 downlighters, carbon monoxide alarm, TV aerial cable, telephone point, Belfast sink with hot and cold, understairs storage cupboard, Oak staircase to First Floor, Arrow Multifuel Stove on a Slate hearth and doors to:-

### Dining Room



16'2" x 12'0" (4.93m x 3.66m)

With Slate floor, Inglenook fireplace (suitable for a

Woodburning Stove), open beam ceiling, 2 No. 3 ceiling spotlights, east facing single glazed window with shutters, 2 vertical radiators, TV aerial cable, 4 power points, electricity consumer unit, door to exterior, openings to Garden Room and:-

### Kitchen



9'10" x 9'4" (3.00m x 2.84m)

With Slate tile floor, 2 wall spotlights, inset single drainer Porcelain sink with mixer tap, open floor cupboards with Pine worktops, 6 power points, plumbing for automatic washing machine, Velux window and south facing double glazed French doors with steps leading to rear Garden.

### Garden Room



9'6" x 9'3" (2.90m x 2.82m)

With Slate Tile floor, natural Stone wall, double glazed window affording Sea views, 2 wall lights, 4 power points, south facing double glazed French doors to rear Garden and double doors to:-

### Bedroom 1



16'10" x 12'8" (5.13m x 3.86m)

(maximum measurement). With Slate Tile floor, 3 double glazed windows, 2 ceiling lights, double glazed French doors affording Sea views, 8 power points, 2 Velux windows and double doors to:-

### En Suite Bathroom



7'11" x 5'3" (2.41m x 1.60m)

(maximum). With Slate tile floor, suite of corrugated panelled Bath, Wash Hand Basin and WC, copper pipe towel rail, part tile surround, double glazed window, electric shower over Bath and ceiling light .

### FIRST FLOOR

#### Landing



6'9" x 3'3" (2.06m x 0.99m)

With Velux window over stairwell, painted Pine floorboards, ceiling light and doors to Bedrooms and:-

### Bathroom



6'8" x 6'6" (2.03m x 1.98m)

(maximum). With white suite of Pine panelled Bath, Wash Hand Basin and WC, Mira Advance electric shower over Bath, glazed shower screen, fully tiled walls, Velux window (affording views to Garn Ffoi), chrome heated towel rail/radiator, tiled shelf, towel rail, shaver point, 3 downlighters, extractor fan and a Dimplex wall mounted fan heater.



## Bedroom 2



14'3" x 13'10" (4.34m x 4.22m)

With painted Pine floorboards, 3 Velux windows, double glazed dormer window (affording views to Garn Ffoi), exposed "A" frames, double panelled radiator, 3 ceiling spotlights and 8 power points.

## Bedroom 3



15'1" x 12'2" (4.60m x 3.71m)

With painted Pine floorboards, Simne Fawr, Velux window (affording views to Garn Ffoi), double glazed dormer window (affording Sea views), 4 ceiling spotlights, Velux window, double panelled radiator and 2 power points.

Adjoining the Property on the southern gable end is a:-

## Lean-to Store/Boiler Shed

6'0" x 5'9" (1.83m x 1.75m)

With wall light, natural stone walls and a wall mounted Worcester LP Gas Combination Boiler (heating domestic hot water and firing central heating).

## Externally

Ffoi Cottage stands in good sized gardens and grounds which in total extend to Half an Acre or thereabouts. Adjoining the Property is a good sized garden with Grassed/Lawned Areas, Off Road Parking, Flowering Shrubs and Mature Trees which has a small stream on the western boundary. On the opposite side of the council maintained district road is a small paddock area which extends to a Third of an Acre or thereabouts with streams running alongside the north western and eastern boundaries. The area of Land adjacent to the roadside entrance provides a hardstanding for additional Vehicle Parking space.

2 Outside Electric Lights and an Outside Water Tap.

The boundaries of the entire Property are edged in red on that attached Plan to the Scale of 1/2500.

## Services

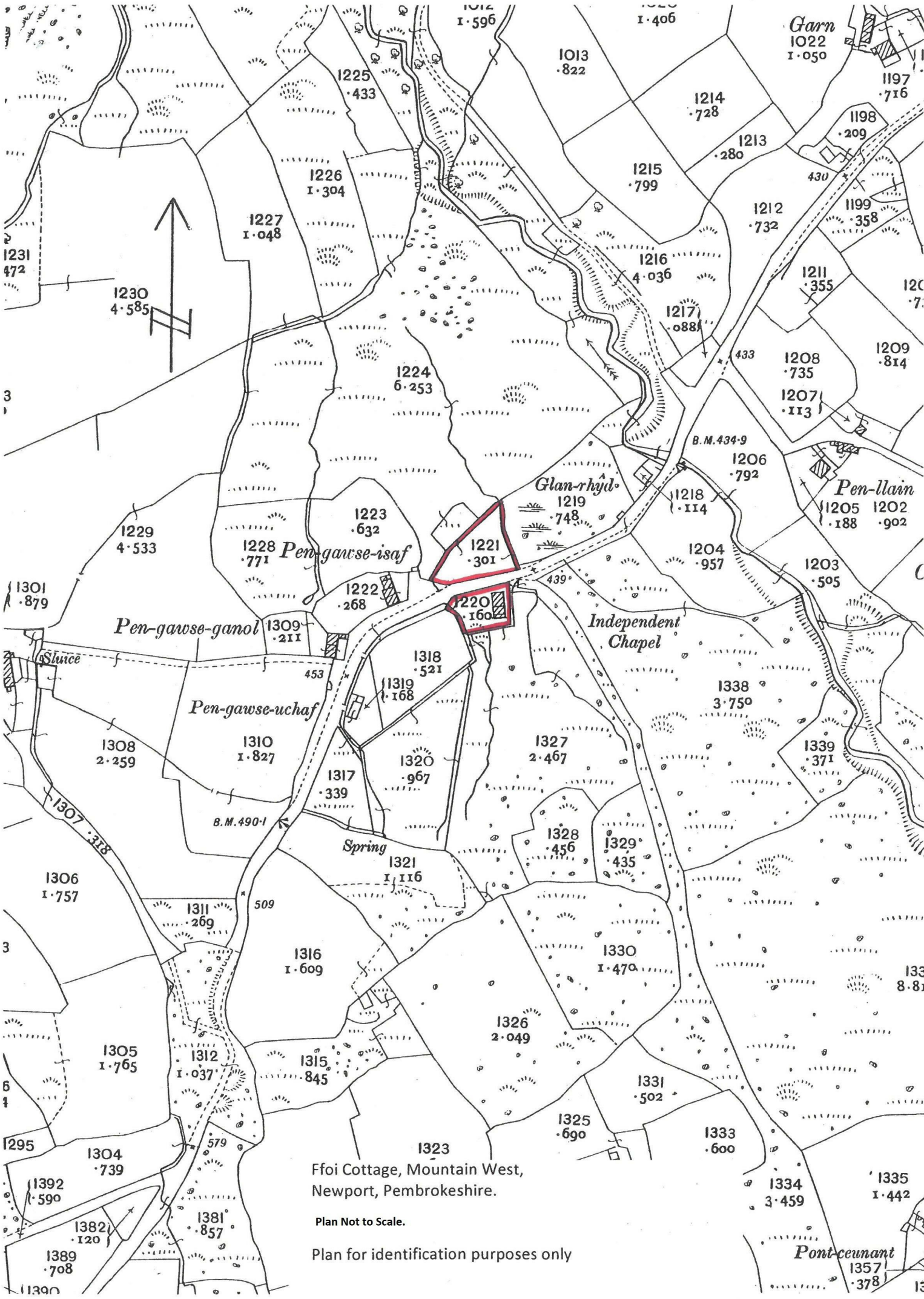
Mains Water and Electricity are connected. Drainage to a Septic Tank on the opposite side of the Council Road. LP Gas Central Heating and a Wood/Multifuel Stove. 5 Single Glazed Sash Windows with shutters to Ground Floor as well as Double Glazed Windows and French Doors to Ground Floor. The First Floor has 2 Double Glazed Dormer Windows and Velux double glazed Skylight windows. Cavity Wall and Roof Insulation to the newly built single storey extension. Telephone, subject to British Telecom Regulations. Broadband Connection.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

Ffoi Cottage is a delightfully situated Detached Character Residence (former Chapel) which stands on the hillside (Mountain West) overlooking Newport Bay with views towards Morfa Head and Dinas Head. Delightful rural views towards Carn Ffoi and Carningli Mountain can also be enjoyed from the Property. Ffoi Cottage has a wealth of Character with many attractive features including Slate Tile Floors, an Oak Staircase, painted Pine Floorboards, exposed Beams and 'A' frames, natural Stone Walls, an Inglenook Fireplace etc etc. The Property has been renovated, refurbished and extended in recent years to provide a Property with Character accommodation and being ideally suited for Family, Retirement, Holiday Letting or for Investment purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Ffoi Cottage, Mountain West,  
Newport, Pembrokeshire.

Plan Not to Scale.

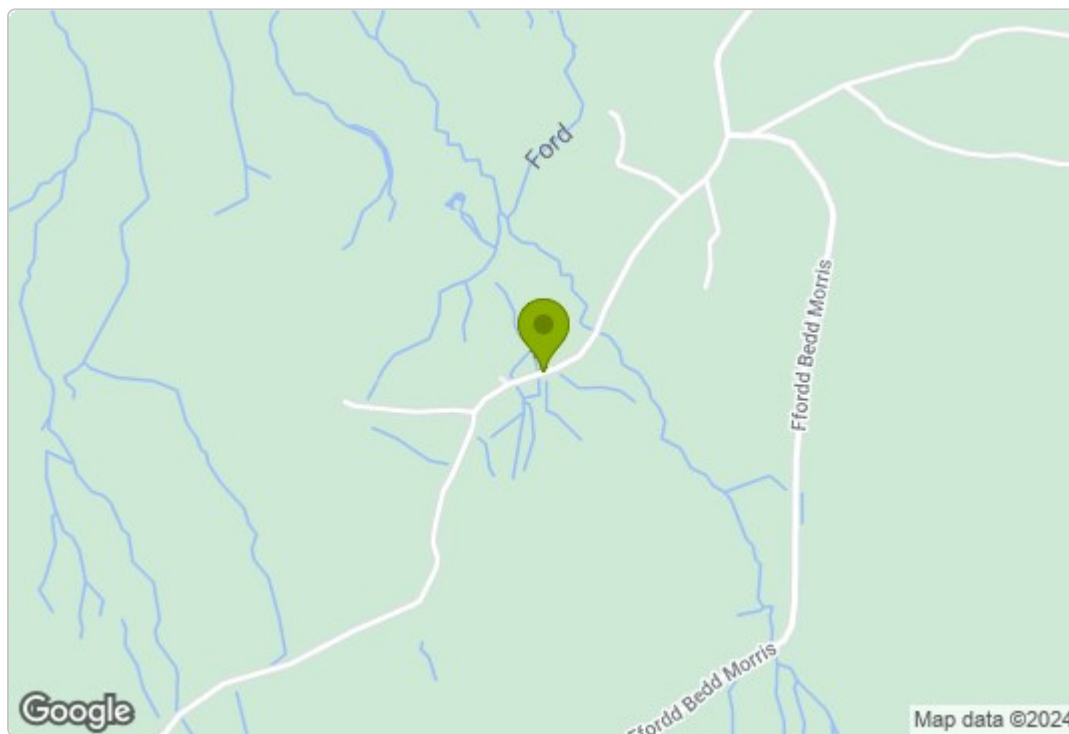
Plan for identification purposes only

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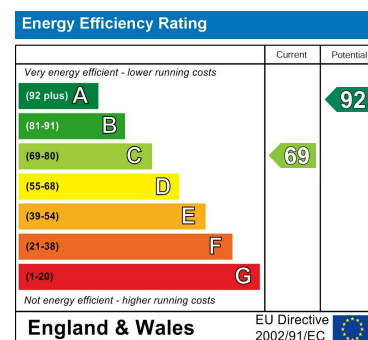


## Floor Plan

## Area Map



## Energy Efficiency Graph



## Council Tax Band - E

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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