



Rosedale, West Street, Newport, Pembrokeshire, SA42 0TD

**Price Guide £399,950**

\*An attractive double fronted Terraced 2 storey Dwelling House.

\*Deceptively spacious 3 Reception, Kitchen/Breakfast Room, Utility, 3 Bedrooms and Bathroom accommodation.

\*Gas Central Heating, Double Glazing and Loft Insulation.

\*Wall and rail forecourt as well as a large rear Lawned Garden with Patios and Flowering Shrubs.

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

\*Convenient location within 200 yards or so of the Town Centre and Shops in Market Street.

\*Early Inspection strongly advised. Realistic Price Guide.



## 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, 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, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a newly built 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.

West Street is a mixed Residential/Commercial area and is the Main A487 road which runs in a westerly direction from the centre of Newport towards Bridge Street and Fishguard.

Rosedale is situated within 200 yards or so of the centre of the Town 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 Memorial Hall and a 100 yards or so further on, Rosedale is situated on the left hand side of the road, prior to the turning to Parrog Road. A 'For Sale' board is erected on site.

Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and in the town of Newport, proceed through the centre of the town and a few hundred yards or so further on (passing the turning on the right for Parrog Road) and Rosedale is situated on the right hand side of the road. A 'For Sale' board is erected on site.

## Description

Rosedale comprises a Terraced 2 storey Dwelling House of predominantly solid stone construction with rendered and coloured roughcast front elevation and part coloured stone, part natural stone and part rendered and coloured rear elevations under a pitched slate roof. Accommodation is as follows:-

### Ground Floor

#### Half Glazed Entrance Door to:-

#### Hall



26'6" x 6'0" (8.08m x 1.83m )

('L' shaped maximum) With quarry tile floor, dado rail, radiator, Worcester central heating thermostat control, staircase to First Floor, eyeball spotlight, smoke detector, ceiling light, opening to Rear Hall and doors to Garden Room and:-

### Dining Room/Play Room/Bedroom 4



17'0" x 10'6" (5.18m x 3.20m )

(maximum measurement to include bay) With a painted concreted floor, double glazed bay window, open beam ceiling, 2 alcoves, an attractive Art Noveau cast iron and tile fireplace with slate hearth and a gas fire point, double panelled radiator, ceiling light, TV point and 6 power points.

## Garden Room



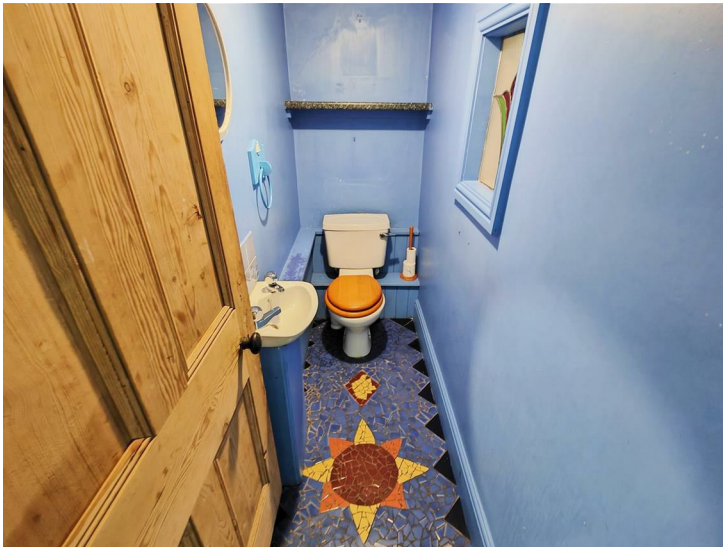
11'9" x 10'0" maximum (3.58m x 3.05m maximum )  
With fitted carpet, double glazed bay window overlooking rear patio, Coal effect Gas Fire with pine surround and slate hearth, 4 power points, 2 wall uplighters, ceiling light and an opening with steps up to:-

## Sitting Room



17'0" x 10'0" (5.18m x 3.05m )  
(maximum measurement to include bay) With fitted carpet, open beam ceiling, double glazed bay window, double panelled radiator, 2 wall uplighters, ceiling light, TV point, 8 power points and an attractive Cast Iron and Tile Open Fireplace with a painted Slate surround and Slate hearth.

## Cloakroom



8'0" x 2'10" (2.44m x 0.86m)  
With ceramic tile floor, suite of Wash Hand Basin and WC, Manrose extractor fan, tile splashback, eyeball spotlight, wall shelf and a feature leaded and stained glass window to Utility Room.

## Rear Hall

16'1" x 8'1" (4.90m x 2.46m )  
(U' shaped maximum) With a ceramic tile floor, understairs cupboard, telephone point, 2 Velux windows, ceiling spotlight and an eyeball spotlight, 2 power points, double glazed stable door to Rear Patio and Garden, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), archway to Kitchen and opening to:-

## Utility Room



8'0" x 6'8" maximum (2.44m x 2.03m maximum )  
With vinyl floor covering, Belfast sink with hot and cold, plumbing for automatic washing machine, tumble dryer vent, slate worktop, wall shelves, 4 power points and a leaded and stained glass window to Cloakroom.

## Kitchen/Breakfast Room



25'0" x 12'0" (7.62m x 3.66m )  
With 2 double panelled radiators, 2 double glazed windows (Bay window overlooking rear garden), pine floorboards, range of pine fronted floor and wall cupboards, inset single drainer one and a half bowl silk quartz sink unit with a brass mixer tap, fridge recess, 4 Velux windows, ceiling light, 2 wall uplighters, exposed 'A' frames, whitened natural stone walls, concealed worktop lighting, plumbing for dishwasher, 17 power points, 7 spotlights, cooker box, part tile surround, Cooker Hood (externally vented) and a freestanding Rangemaster Cooker Range with a 5 ring Gas Cooker Hob, 2 Ovens and a Grill.

## First Floor



## Landing



14'10" x 6'7" maximum (4.52m x 2.01m maximum )  
With fitted carpet, double glazed window to rear with roller blind, smoke detector (not tested), 2 ceiling lights and a dado rail.

## Bedroom 1



15'6" x 13'6" (4.72m x 4.11m )  
(maximum measurement to include bay) With carpet, double panelled radiator, double glazed sash window with roller blind, telephone point, ceiling light, 2 wall spotlights, TV aerial cable and 8 power points.

## Bedroom 2



15'6" x 10'10" (4.72m x 3.30m )  
(maximum measurement to include bay) With fitted carpet, cast iron feature fireplace, double glazed sash window with roller blinds, 2 built in pine fronted cupboards, double panelled radiator, 4 power points and access to an Insulated Loft.

## Bedroom 3



10'2" x 8'0" (3.10m x 2.44m )  
With fitted carpet, double glazed window (affording sea views) with roller blinds, double panelled radiator, exposed beam and 4 power points.

## Bathroom



8'2" x 8'0" (2.49m x 2.44m )  
With suite of Roll Top Bath with Ball and Claw Feet, Wash Hand Basin and WC, pine floorboards, part tile surround, double glazed window (affording a distant sea view) with roller blind, double panelled radiator, Vent Axia extractor fan, 2 towel rails, mirror fronted bathroom cabinet, glass shelf and a tiled Shower Cubicle with a glazed folding shower door and a Triton T80i electric shower.

## Externally

There is a wall and rail forecourt to the Property and to the rear is a sizeable split level block pavior Patio. Beyond is a large Lawned Garden with an abundance of Flowering Shrubs, Hydrangeas, Roses, Clematis, Camellias etc etc. There is also a:-

## Timber Garden Shed

8'0" x 6'0" (2.44m x 1.83m )  
With an adjoining:-

### Lean to Shed

There is also a:-

### Log Store

12'0" x 5'6" (3.66m x 1.68m )



Outside Electric Light and Outside Water Tap.

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

### Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing. Loft Insulation. Telephone subject to British Telecom Regulations.

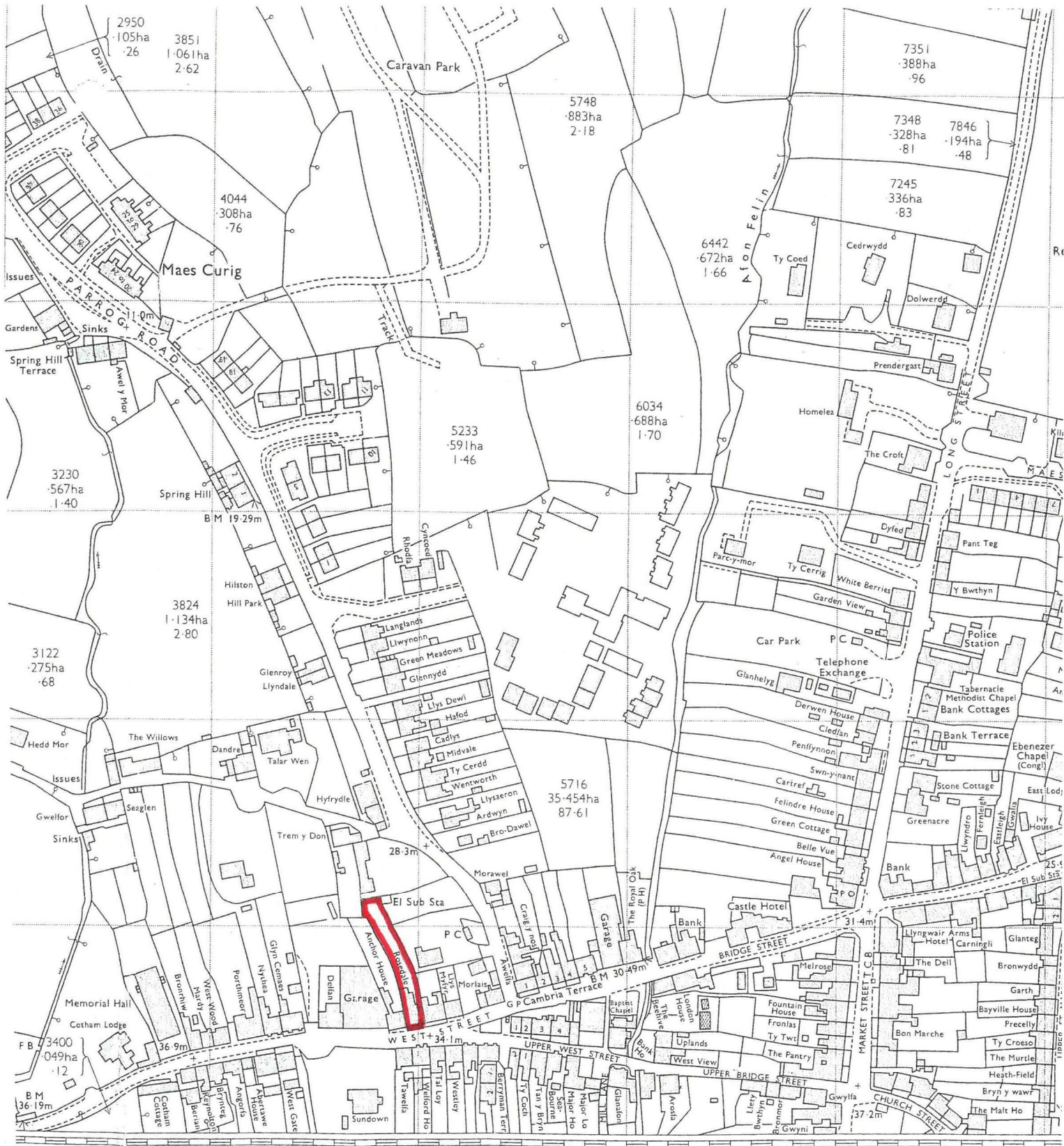
### Tenure

Freehold with Vacant Possession upon Completion.

### Remarks

Rosedale is a deceptively spacious, double fronted Terraced Dwelling House which stands in a convenient location in this popular Coastal Town and being ideally suited for Family, Retirement, Investment or for Holiday Letting. The Property has many attractive character features including Quarry Tile and Ceramic Tile Floors, Pine Floorboards, Open Beams, Slate and Cast Iron Fireplaces. In addition, it has Gas fired Central Heating, Double Glazing and Loft Insulation. There is a wall and rail forecourt to the Property and to the rear is a large Lawned Garden with an abundance of Flowering Shrubs together with a Block Pavior Patio on 2 levels. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.





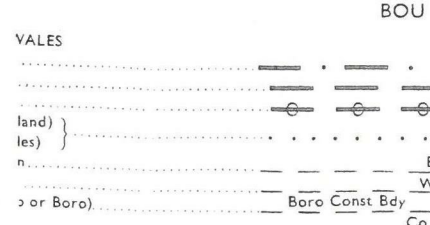
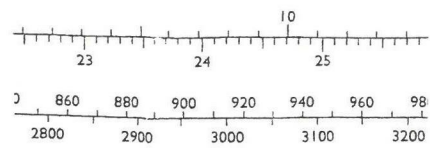
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Rosedale,  
West Street, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.



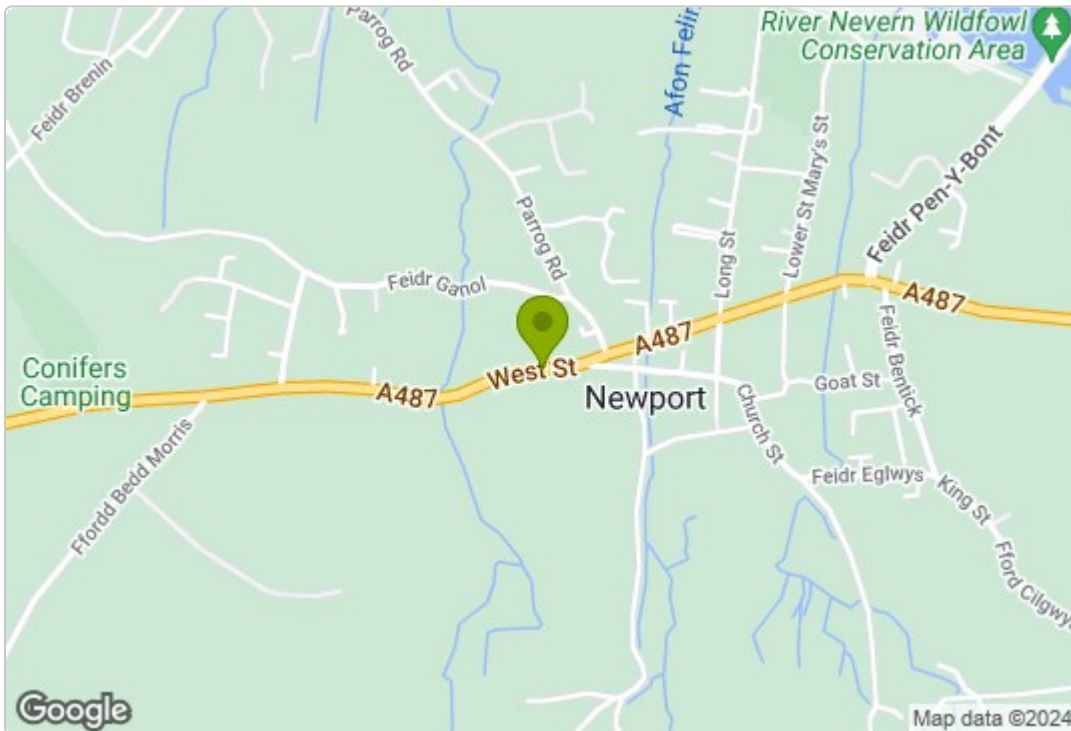
Made in  
The number and area, in hectare  
EXAMPLE: 1-8091  
4-47  
When identifying a parcel it is important to note the limit of area within which individual features are shown.  
To convert hectares to acres  
To convert acres to hectares  
NATIONAL GRID  
The grid lines form part of the National Grid defining the position of a point to within

# Floor Plan

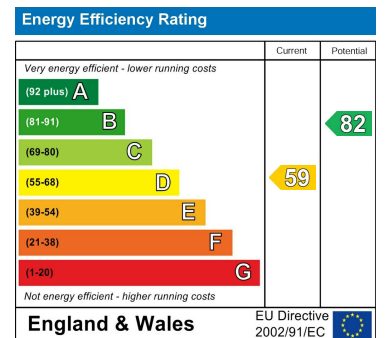


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced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

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