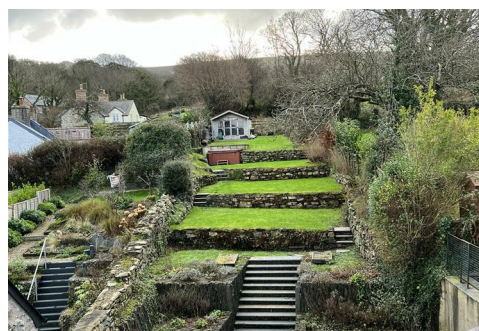




Seaborne, Upper West Street, Newport, Pembrokeshire, SA42 0TQ

Price Guide £685,000

*An exceptional End of Terrace (of 4) 3 storey Georgian Residence.

*Spacious, Character 3 Reception, Kitchen, Utility, 5 Bedroom and 4 Bath/Shower/Wet Room Accommodation.

*Gas Central Heating, Solar Hot Water Panels on roof, Underfloor Heating, Log Burner in front Reception Room, Double Glazed Conservation approved sash windows and rooflights, Triple Glazed rooflights in attic, Single Glazed Bay Window and Roof/Loft Insulation as well as insulation between each floor with treated Sheep's Wool and Celenit Wood/Wool boards.

* Large Landscaped (south facing) rear Terraced Garden on 5 levels with Lawned Areas, Fruit Trees inc Apple, Pear, Cherry, and Plum, Herb Beds, a large Slate Paved Patio, Raised Flower and Shrub Beds, a Summer House and a Hot Tub.

*Currently utilised for Holiday Letting.

*Delightful south facing Rural views to Carningli Mountain as well as a Sea view (from second floor) to Morfa Head.

*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, a Post Office, Library, Tourist Information Centre, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Repair Garage, 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, 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 newly built 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.

Seaborne House stands in Upper West Street and is within the Conservation Area of the town. Upper West Street is a popular Residential area which stands within 200 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 on entering the town of Newport, Upper West Street is the second turning on the right signposted 'No Through Road'. Seaborne can be accessed by foot from the "T" junction and is some 50 yards or so further along on the right.

By car, proceed into the centre of Newport and upon reaching the crossroads in the centre of the town, turn right into Market Street. Continue to the top of Market Street and at the "T" junction, turn right into Upper Bridge Street. Continue on this road for 100 yards or so and upon reaching Upper West Street, Seaborne is situated on the left hand side of the road, some 50 yards or so prior to the "T" junction with the Main A487 road. A "For Sale" board is erected on site.

Description

Seaborne comprises an End of Terrace (of 4) 3 storey Residence of solid stone construction with coloured stone faced elevations under a pitched slate roof. There is a single storey extension to the rear with a flat Sedum roof. Accommodation is as follows:-

Hardwood Painted Entrance Door to:-

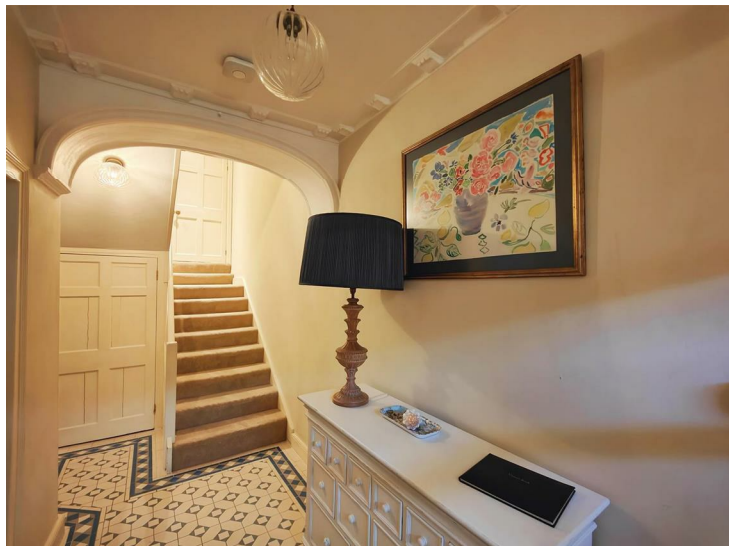
Porch



5'9" x 5'0" (1.75m x 1.52m)

With a tiled floor, underfloor heating, electricity meter and consumer unit cupboard, coat hooks, attractive and original cornice, ceiling light, 2 power points and a 15 pane glazed door to:-

Hall



12'9" x 6'0" maximum (3.89m x 1.83m maximum)
With a tiled floor, underfloor heating, 2 ceiling lights, understairs cupboard, staircase to First Floor, 2 power points, Nest thermostat, door to Sitting Room and an opening to:-

Dining Room



15'1" x 9'7" (4.60m x 2.92m)
With a slate slab floor, underfloor heating, Nest thermostat, 1 ceiling light and 2 wall lights, feature fireplace, TV point, 6 power points, internet points and openings to Breakfast Room and:-

Sitting Room



16'6" x 16'0" (5.03m x 4.88m)
(maximum to include Bay) With a slate slab floor, underfloor heating, Nest thermostat, Nest mains linked smoke and carbon monoxide alarm, ceiling light and 2 wall lights, fireplace housing a wood burning stove on a raised slate hearth, single glazed bay window, attractive cornice, TV point, internet point, 16 power points and a smoke detector (not tested).

Breakfast/Games Room



25'0" x 11'6" (7.62m x 3.51m)
With a slate slab floor, underfloor heating, 2 electrically operated triple glazed skylights, 4 downlighters, 3 ceiling lights, 14 power points, aluminium double glazed bifold doors to rear south facing 4m x 10m slate paved patio and an opening to:-

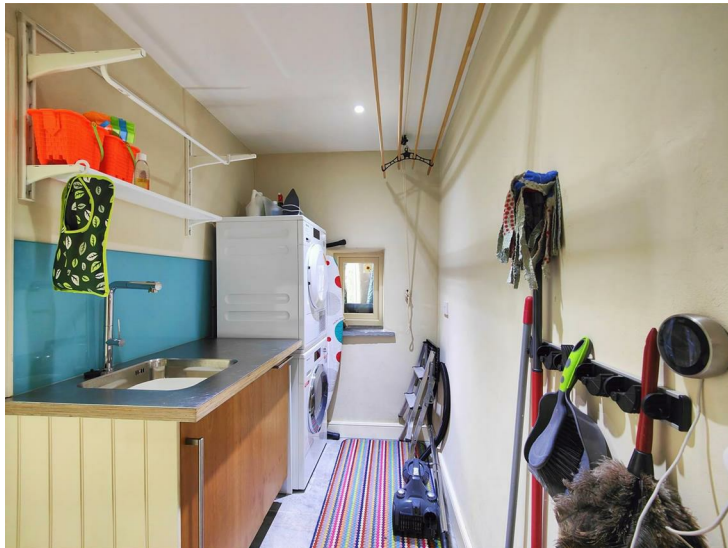
Kitchen



13'9" x 12'10" (4.19m x 3.91m)

With a ceramic tile floor, underfloor heating, German Bulthaup base cupboards with stainless steel worktops, stainless steel sink with mixer tap, Rangemaster Professional 110 freestanding Cooker Range with 6 ring mains Gas Cooker Hob, 2 Electric Ovens, Grill and Warming Cupboard (available by separate negotiation), 3 stainless steel wall shelves with concealed lighting over worktops, stainless steel Breakfast Bar, Fisher and Paykel freestanding American fridge freezer (available by separate negotiation), plumbing for dishwasher, built in Gaggenhau microwave, built in Gaggenhau coffee machine, built in Larder/Pantry Cupboard, electricity consumer unit, 14 power points, towel rail, 4 downlighters, concealed worktop lighting, Nest smoke detector and carbon monoxide detector (not tested) and opening to:-

Utility Room



9'0" x 5'6" (2.74m x 1.68m)

With ceramic tile floor, underfloor heating, Nest thermostat, double glazed window to rear, plumbing for automatic washing machine, tumble dryer vent, wall shelf, 6 power points, stainless steel sink with mixer tap, 2 downlighters, ceiling suspended Clothes Airer (available by separate negotiation), Nest mains linked smoke

detector and carbon monoxide detector (not tested) and sliding door to:-

Wet Room



9'9" x 6'9" (2.97m x 2.06m)

With ceramic tile floor, underfloor heating, thermostatic shower with a suspended ceiling shower head, white suite of Wash Hand Basin and WC, Half glazed (9 pane) Oak stable door to rear Paved Patio and Garden, 4 downlighters, extractor fan, electrically heated towel rail/radiator, 2 chrome towel rails, toilet roll holder, tile splashback, wall mirror and a Pifco wall mounted electric fan heater.

A staircase from the Hall gives access to a:-

Half Landing

With fitted carpet, 2 power points, 2 downlighters, Nest mains linked smoke detector and carbon monoxide detector (not tested), staircase to First Floor and a door with staircase to:-

Bedroom 2



12'10" x 11'4" (3.91m x 3.45m)

With fitted carpet, double panelled radiator, double glazed sash window, exposed beams, ceiling light, wall shelves, 8 power points and access to an Insulated Loft via a wooden pull down ladder.

First Floor

Main Landing



6'5" x 6'4" (1.96m x 1.93m)

With fitted carpet, Nest thermostat control for First Floor, 2 downlighters, Nest mains linked smoke detector and carbon monoxide detector (not tested), staircase to Second Floor, double panelled radiator, 2 power points and doors to Bedrooms and:-

Bathroom



11'3" x 6'1" (3.43m x 1.85m)

With vinyl floor covering, white suite of panelled Bath with Crosswater shower attachment, glass shower screen and a Tadelakt lime plaster finish, WC and Wash Hand Basin, chrome electrically heated towel rail/radiator, tile splashback, 2 wall lights, 5 downlighters, toilet roll holder, built in Linen Cupboard, extractor fan, robe hook, towel hooks and a Sun Tube.

Bedroom 1



15'0" x 13'4" maximum (4.57m x 4.06m maximum)

With fitted carpet, feature fireplace, double and single panelled radiators, 10 power points with internet points, double glazed sash window, ceiling light, 4 wall lights and door to:-

En Suite Shower Room



11'6" x 8'2" (3.51m x 2.49m)

With vinyl floor covering, double glazed sash window, 2 chrome electrically heated towel rails/radiators, white suite of Duravit WC, Bidet, 2 Duravit Wash Hand Basins in a vanity surround and a Glazed Shower Cubicle with a Tadelakt lime plaster finish with a thermostatic shower with 2 downlighters and an extractor fan over, 4 downlighters, shaver point and a tile splashback.

Bedroom 3 (Front)



9'10" x 8'4" (3.00m x 2.54m)

With fitted carpet, feature fireplace, single glazed sash window, radiator, ceiling light and 8 power points.

A staircase from the First Floor landing gives access to a:-

Half Landing

6'0" x 2'10" (1.83m x 0.86m)

With fitted carpet, 2 downlighters and staircase to:-

Second Floor

Landing

4'0" x 4'0" approx (1.22m x 1.22m approx)

With a Fakro double glazed skylight window over stairwell, Nest thermostat control for Second Floor as well as control for hot water, built in cupboard with 250 litre hot water cylinder linked to hot water solar panels on roof.

Bedroom 5



11'10" x 9'5" (3.61m x 2.87m)

With fitted carpet, 8 power points, 2 Fakro triple glazed skylight windows with blinds (affording views to Carningli Mountain), double panelled radiator, exposed beams, internet point and door to:-

En Suite Bathroom



14'5" x 5'0" (4.39m x 1.52m)

With vinyl floor covering, double glazed window, white suite of WC, Wash Hand Basin and a panelled Bath with shower attachment, glazed shower screen and a Tadelakt lime plaster finish, tile splashback, Nest mains linked smoke detector and carbon monoxide detector (not tested), 4 downlighters, shaver point, Jim Thompson light fitting, extractor fan and a Boiler Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and door to:-

Bedroom 4



14'4" x 11'7" (4.37m x 3.53m)

With fitted carpet, 2 Fakro triple glazed skylight windows with blinds (affording sea views to Morfa Head), exposed beams, ceiling light and 2 wall lights, double panelled radiator, 8 power points, door to Landing and door to:-

Walk in Storage/Box Room

7'9" x 5'5" (2.36m x 1.65m)

With sloping ceiling, fitted carpet and electric light.

Externally

There is a small narrow slate paved path at the fore which leads to a slate paved path at the side of the Property with a doorway giving access to a Large south facing Slate Paved Patio with flat roof overhang faced with curved CoreTen

steel adjacent to the Wet Room with 4 downlighters over. Adjacent to the Slate Paved Patio are raised Flower Beds and Slate Steps which leads up to a Terraced Garden on 4 levels which are laid mainly to Lawns together with raised slate Flower/Shrub/Herb Beds and a Caldera (6 person) Hot Tub. On the southernmost top) terrace is a Summer House 10'0" x 10'0". In addition there are Fruit Trees and Flowering Shrubs.

2 Outside Water Taps and Outside Electric Lights.

The approximate boundaries of the Property are edged in red in the attached Plan to the Scale of 1/2500 and are fenced to the west and south (joint maintenance agreement in place). The east boundary is an original stone wall (maintenance is for the vendor of Major House).

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Solar Hot Water Panels on roof. Mains linked Nest Smoke and Carbon Monoxide Detectors. Nest thermostats and all floors to control Central Heating and Hot Water remotely. Partial Double Glazing (front elevation windows are single glazed sash windows whilst the rear elevation windows are Hardwood Painted Double Glazed as well as Fakro Double and Triple Glazed Skylight Windows. Roof and Loft Insulation. Sheeps Wool Insulation. Telephone, subject to British Telecom Regulations. Superfast Fibre Broadband connection.

Tenure

Freehold with Vacant Possession upon Completion.

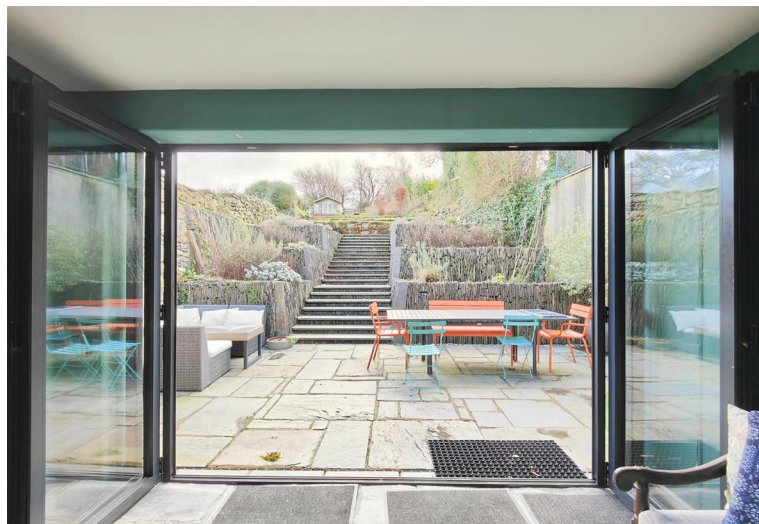
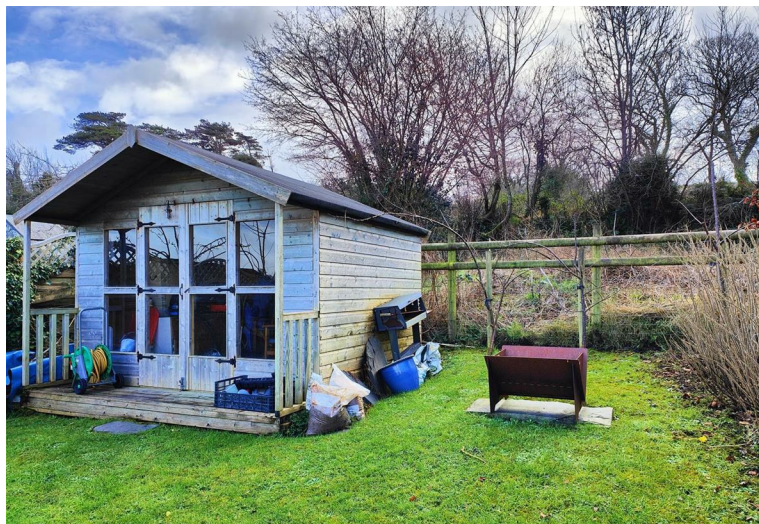
Remarks

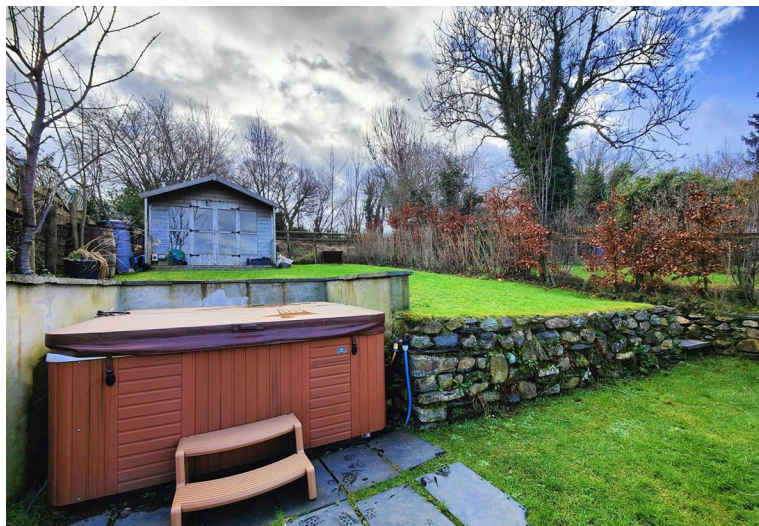
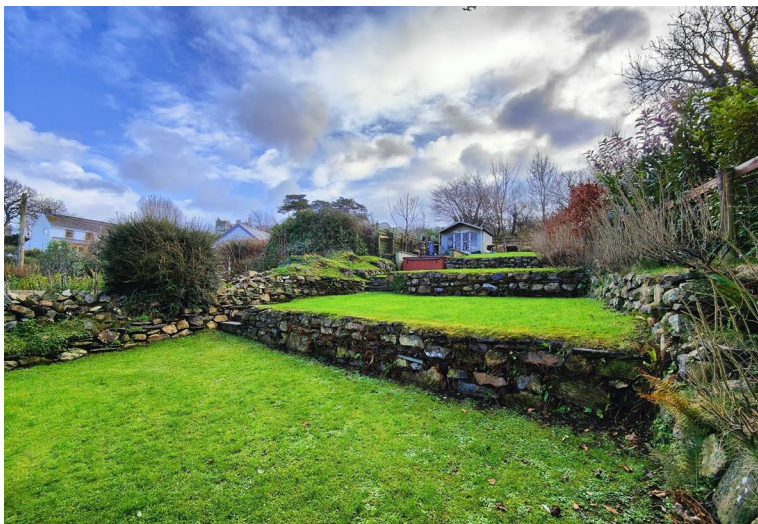
Seaborne is an exceptional Georgian Character 3 storey End of Terrace (of 4) former Sea Captain's residence which stands in a convenient and quiet location in this popular Coastal Town. The Property has been completely modernised and refurbished to an extremely high standard, yet retaining a wealth of character with many attractive features including slate slab floors, tiled floors, exposed beams etc etc. It has spacious 3 Reception, Kitchen, Utility, Wet Room, 5 Bedrooms and 4 Bath/Shower/Wet Room accommodation benefiting from Gas Central Heating, partial Double Glazing and Roof/Loft Insulation. In addition, it has a large Slate Paved Patio at the rear with slate steps leading up to a large Landscaped Terraced Garden on 5 levels with raised Flower and Shrub Beds, Fruit Trees and Lawned Areas. There is also a Hot Tub on the fourth terrace and a Summerhouse 10'0" x 10'0" on the top terrace, from where distant coastal sea views can be enjoyed. South facing rural views to Carningli Mountain can also be enjoyed from the Rear Garden. It is offered 'For Sale' with a realistic Price Guide and in order to appreciate the qualities of this exceptional Georgian Town Residence, inspection is essential and strongly advised.

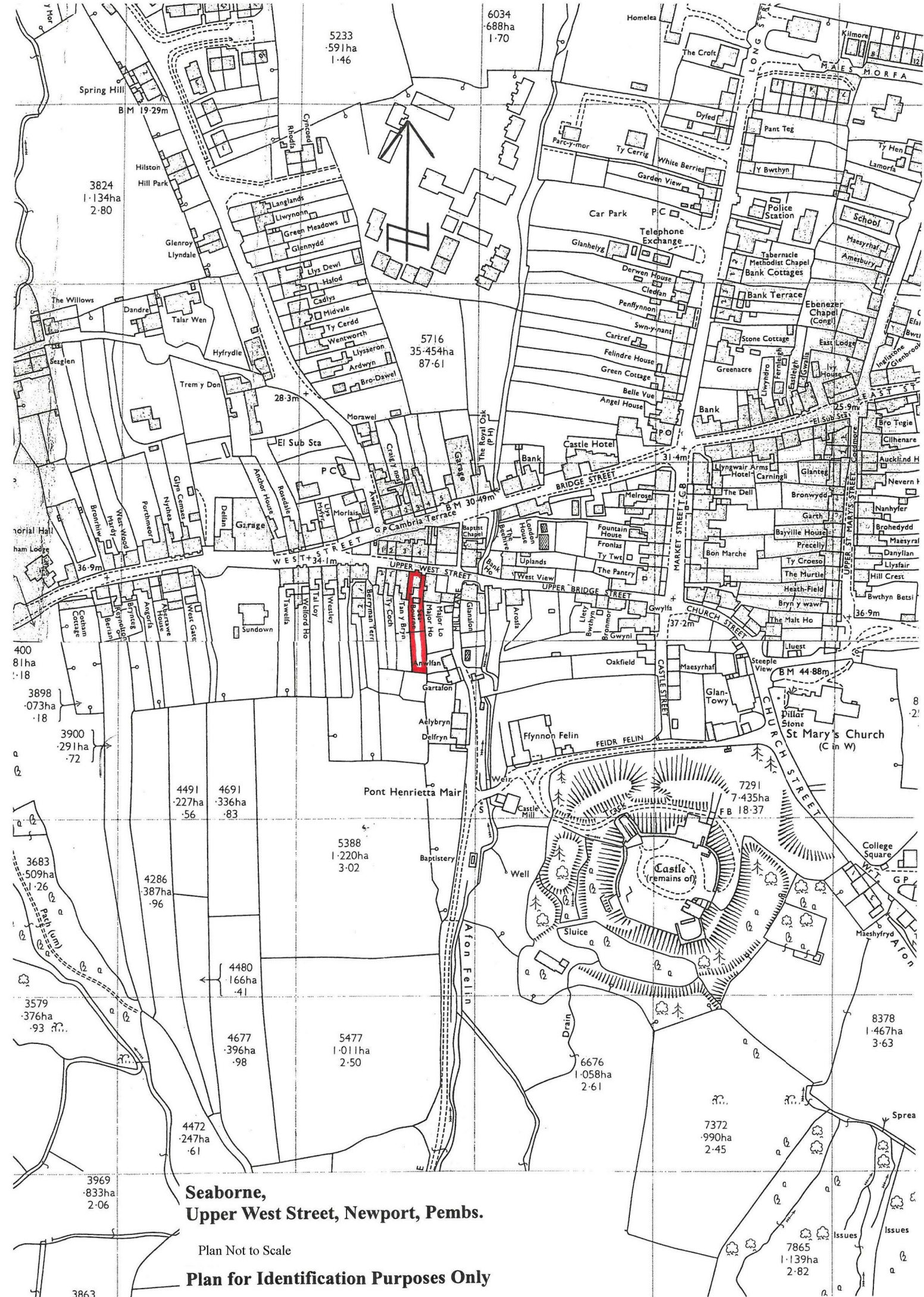
Please note - Additional Photographs of this Property are

available on the following Websites:-

1. West Wales Holiday Cottages
2. Booking.com
3. The Pembrokeshire Holiday Company





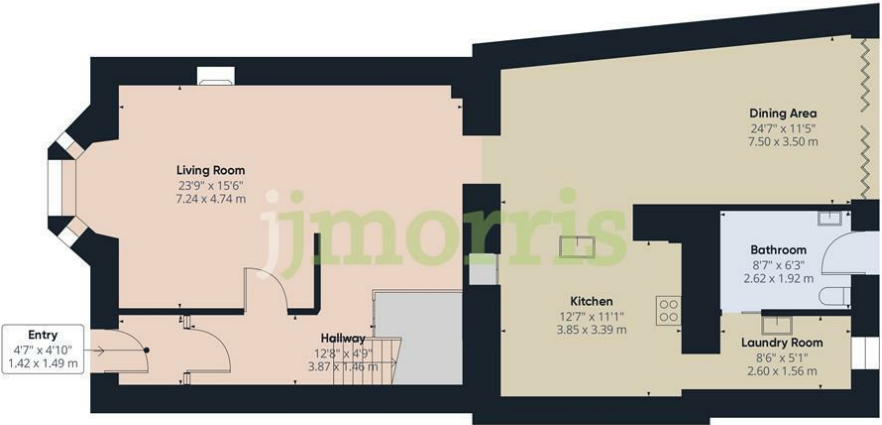


**Seaborne,
Upper West Street, Newport, Pembs.**

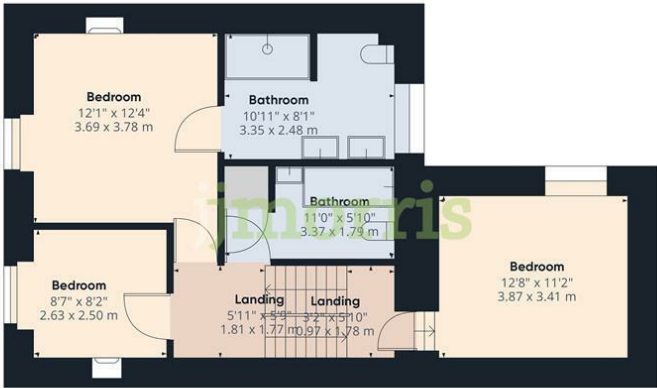
Plan Not to Scale

Plan for Identification Purposes Only

Floor Plan



Floor 0

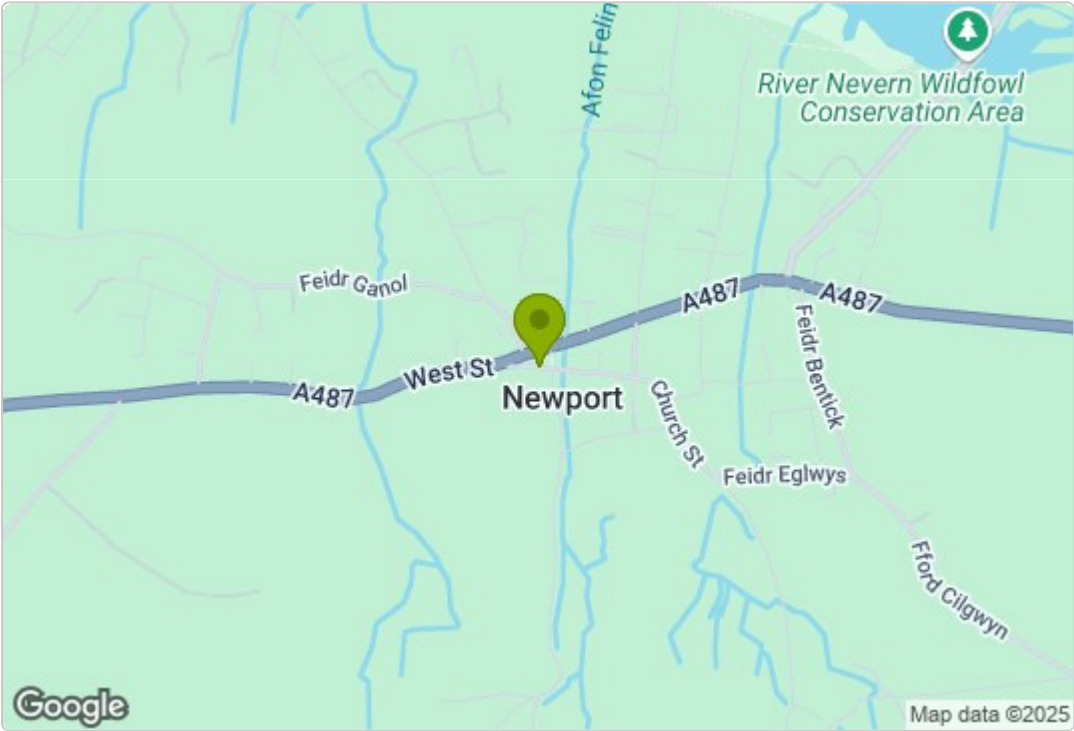


Floor 1



Floor 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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