



Eastfield, Parrog, Newport, Pembrokeshire, SA42 0RP

Price Guide £745,000

*Enviably located within 100 yards or so of the beach at The Parrog, Newport.

*An attractive Semi Detached character 3 storey residence with spacious 3/4 Reception, Kitchen, 4/5 Bedroom and 2 Bath/Shower Room accommodation.

*Gas Central Heating, Secondary Double Glazed Sash Windows and Roof/Loft Insulation.

*Adjoining stone built Laundry/Utility Shed 12'0" x 8'0" and an adjacent Garage 16'0" x 11'0" overall.

*Good sized Lawned Garden with Flower borders, Flowering Shrubs, Apple Trees and a Slate Paved Patio.

*Rear Vehicular and Pedestrian access as well as Off Road Vehicle Parking Space within the curtilage of the Property.

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

*Nevern Estuary and Sea Views towards The Parrog as well as Rural Views to Carningli Mountain can be enjoyed from the Property.

*Inspection essential to appreciate Location, Character Accommodation, Gardens and Grounds. Realistic Price Guide. EPC 'D'.

Situation

Eastfield is situated within 100 yards or so of the beach at The Parrog and is within half a mile or so of Newport Town Centre and the Shops at Market Street and Long Street.

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, Repair Garage, Tourist Information Centre, a Spar Store, Health Centre and Dental Surgery.

The Pembrokeshire Coastline and the Beach at The Parrog is within 120 yards 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 Carningli 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 a good Shopping Centre together with a wide range of amenities and facilities which briefly include 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. There is also a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

Parrog is predominantly a residential area which overlooks

The Nevern Estuary, Parrog Beach and Newport Bay and is situated within half a mile or so of the centre of Newport and the shops at Market Street and Long Street.

Eastfield fronts onto Parrog Road and is within half a mile or so of the Main A487 Fishguard to Cardigan Road and the Town Centre.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the second turning on the left into Parrog Road. Continue on this road for 700 yards or so and Eastfield is situated on the right hand side of the road some 50 yards or so prior to the Car Park at The Parrog.

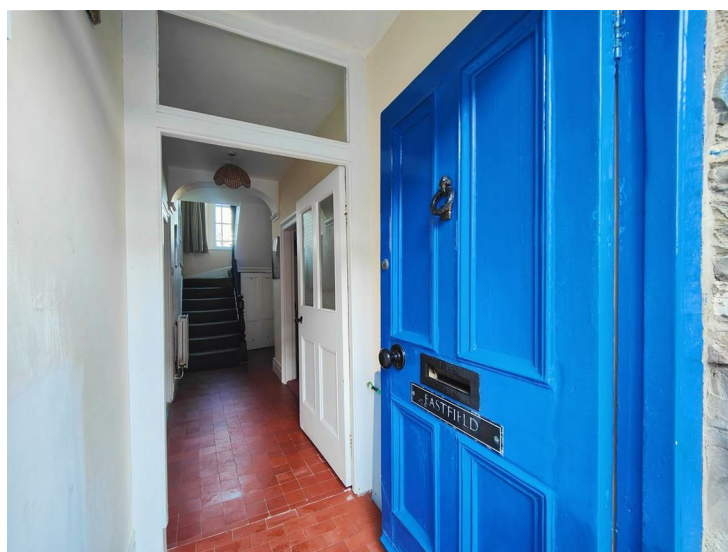
Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and in the town of Newport take the fourth turning on the right into Parrog Road. Follows directions as above.

Description

Eastfield comprises a Semi Detached 3 storey character residence of solid stone construction with natural stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Ground Floor

Porch



4'3" x 3'9" (1.30m x 1.14m)

With quarry tile floor, electricity meter and consumer units and a half glazed door to:-

Hall



15'4" x 5'7" (4.67m x 1.70m)

('L' shaped maximum) With a quarry tile floor, staircase to First Floor, double panelled radiator, ceiling light, 2 power points, understairs cupboard with quarry tile floor and coat hooks and doors to Rear Hall, Living Room and:-

Sitting Room



13'11" x 10'8" (4.24m x 3.25m)

With fitted carpet, stone open fireplace, double panelled radiator, mains smoke detector (not tested), ceiling light, pine wall shelves, secondary double glazed sash window, double panelled radiator and 4 power points.

Living Room



12'1" x 10'5" (3.68m x 3.18m)

With vinyl floor covering, double panelled radiator, secondary double glazed sash window, alcove with fitted seat, ceiling light, meat hooks, power points and an opening to:-

Dining Room



14'6" x 10'6" (4.42m x 3.20m)

With quarry tile floor, open beam ceiling, ceiling light, secondary double glazed sash window, Creda storage heater, 4 power points and door opening to:-

N.B. The Living Room and Dining Room have an overall measurement of 27'0" x 10'6".

Kitchen



10'6" x 9'9" maximum (3.20m x 2.97m maximum)
With quarry tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, open beam ceiling, meat hooks, Inglenook feature fireplace housing a Bosch built in Single Oven/Grill, 4 ring Gas Cooker Hob and Cooker Hood, secondary double glazed window, plumbing for automatic washing machine, cooker box, 6 power points, part tile surround, double panelled radiator, glazed door to Rear Garden and door to:-

Walk in Larder

With quarry tile floor, shelves, open beam ceiling, ceiling light and 2 power points.

A door from the Hall gives access to a:-

Rear Hall



9'2" x 5'6" (2.79m x 1.68m)
With vinyl floor covering, single glazed door to Rear Garden, open beam ceiling, coat hooks, ceiling light and a sliding door to a:-

Shower Room



7'8" x 3'4" (2.34m x 1.02m)
With quarry tile floor, single glazed window, half tiled walls, white suite of WC, Wash Hand Basin and glazed and tiled Shower Cubicle with a Mira Jump electric shower, ceiling light, extractor fan, open beam ceiling, radiator, towel rail, wall mirror and robe hook.

First Floor

Landing



7'5" x 5'6" (2.26m x 1.68m)
With fitted carpet, radiator, ceiling light, 1 power point, opening to Inner Landing and doors to Bedrooms 2 and 3 and:-

Bedroom 1 (Front)



13'0" x 12'6" maximum (3.96m x 3.81m maximum)
With fitted carpet, Dimplex wall mounted convector heater, double panelled radiator, secondary double glazed sash window, ceiling light and 4 power points.

Bedroom 2 (Front)



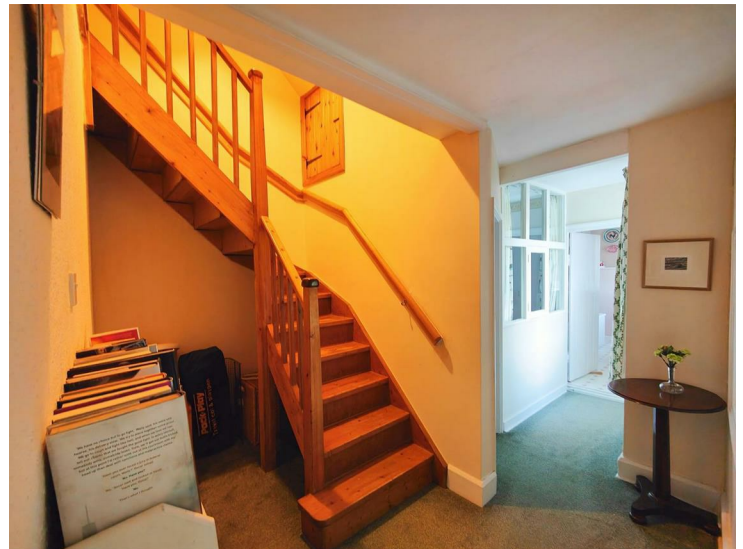
12'8" x 12'4" maximum (3.86m x 3.76m maximum)
With fitted carpet, secondary double glazed sash window, feature fireplace, ceiling light, natural stone wall, double panelled radiator and 2 power points.

Bedroom 3 (Rear)



9'3" x 9'1" (2.82m x 2.77m)
With fitted carpet, secondary double glazed sash window (affording estuary views), double panelled radiator, ceiling light and 2 power points.

Inner Landing



14'7" x 10'8" (4.45m x 3.25m)
('L' shaped maximum) With fitted carpet, staircase to Second Floor and doors to Bathroom and:-

Store Room



8'2" x 5'9" (2.49m x 1.75m)
(Utilised by the vendors as an additional Single Bedroom)
With fitted carpet, ceiling light, 1 power point and a window to the Inner Landing.

Bathroom



10'11" x 9'5" (3.33m x 2.87m)
With vinyl floor covering, white suite of panelled Bath, Wash Hand Basin, Bidet and WC, chrome electrically heated towel rail/radiator, Glen wall mounted electric fan heater, shaver light/point, wall mirror, toilet roll holder, built in Linen Cupboard with shelves, Honeywell central heating timeswitch, secondary double glazed window with roller blind, tile splashback and an Airing Cupboard housing a pre lagged copper hot water cylinder with immersion heater and shelves.

Second Floor

Landing

6'4" x 3'5" (1.93m x 1.04m)
With fitted carpet, door to Sitting Room/Studio/Bedroom 4 and a low level door to a:-

Box Room

6'1" x 5'6" (1.85m x 1.68m)
With fitted carpet and sloping ceiling.

Studio/Sitting Room/Bedroom 4



19'9" x 15'0" maximum (6.02m x 4.57m maximum)
With exposed 'A' frames, sloping ceiling, fitted carpet, natural stone walls, single glazed gable window, ceiling light, power points and 3 Velux windows affording views to the Nevern Estuary and Carningli Mountain.

Externally

A wooden pedestrian door leading off Parrog Road gives access to an good sized side and rear Lawned Garden which has Flower Borders, Flowering Shrubs, Fuschias, Apple Trees and a Slate Paved Patio. There is also an Octagonal Summerhouse and a Coal/Tool Shed (Former Ty Bach) 4'2" x 3'4" of stone construction with a pitched slate roof. The rear Garden also provides Off Road Vehicle Parking Space and gives access to the Garage. There is also a:-

Laundry/Utility Shed



12'0" x 8'0" (3.66m x 2.44m)
Of stone construction with a slate roof. It has a single drainer stainless steel sink unit with hot and cold, natural

stone walls, a fireplace opening, single glazed window, plumbing for automatic washing machine, a skylight, 4 power points and a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating).

Adjoining the Laundry/Utility Shed at the rear is a:-

Garage



16'0" x 11'0" maximum (4.88m x 3.35m maximum)
Of concrete block construction with a corrugated cement fibre roof. It has a metal up and over door, electric light and power points.

The approximate boundaries of 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. Mainly Secondary Double Glazed. 3 Velux Double Glazed Skylight Windows. Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Rights of Ways

Vehicle and Pedestrian Access Rights of Ways exist in favour of Eastfield off Parrog Road at point 'A' on the Plan and over a short hardsurfaced lane as far as point 'B' on the same Plan.

The Garage Plot to the north of the rear Garden benefits from a Vehicular and Pedestrian Access Right of Way over Land being part of Eastfield between points 'B' and 'C' on the same Plan.

N.B. There is a gateway at or around point 'C' on the Plan which gives access to the adjacent Garage Plot.

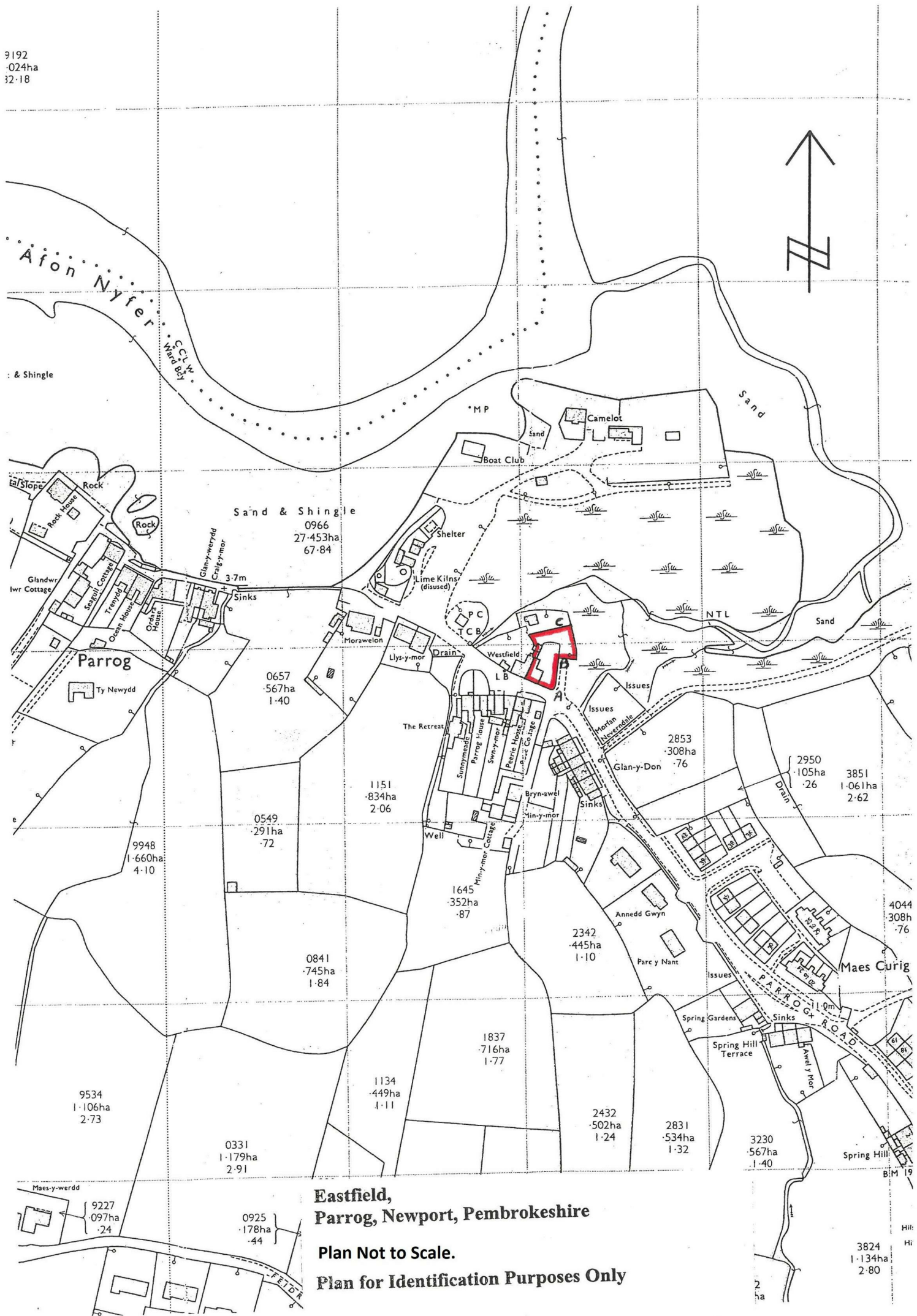
Remarks

Eastfield is an attractive Semi Detached 3 storey character residence which stands in an enviable location overlooking the Nevern Estuary and within 100 yards or so of the beach at The Parrog. The Property has a wealth of character with many attractive features including Quarry

Tiled Floors, Open Beam Ceilings, Natural Stone Walls, Exposed Beams, etc etc. The Property has spacious accommodation including 3/4 Reception Rooms, a Kitchen, 3/4 Bedrooms and 2 Bath/Shower Room accommodation benefitting from Gas Central Heating, Roof and Loft Insulation and being in the main Secondary Double Glazed. In addition, it has good sized Private Lawned Garden with Flower Beds and Flowering Shrubs, a Slate Paved Patio as well as a Laundry/Utility Shed and a Garage. The Property benefits from a rear Vehicular and Pedestrian Access off Parrog Road which leads to the Rear Garden. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. To appreciate the qualities of this exceptional character 3 storey residence, early inspection is essential and strongly advised.



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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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(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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