

Llun-y-Mynydd, Feidr Pen-y-Bont, Newport, Pembrokeshire, SA42 0LT

**Price Guide £625,000**

- \* An exceptional well appointed Detached single storey Bungalow Residence.
- \* Recently modernised and refurbished to an extremely high standard.
- \* Spacious, 1/2 Reception, Kitchen/Diner, Utility, 3/4 Bedrooms and 2 Bath/Shower Room accommodation.
  - \* Garage and Off Road Parking for 2/3 Vehicles.
- \* Good sized Lawned Gardens together with a split level Indian Sandstone Paved Patio at the rear.
  - \* Ideally suited for Family or Retirement purposes. Early inspection strongly advised.

## SITUATION

Llun-y-Mynydd is situated on the edge of Newport within 250 yards or so of the Iron Bridge and fronting onto the Newport to Moylegrove Council Road at Pen-y-Bont.

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (7 miles west) and the other well-known Market Town of Cardigan (11 miles north east).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Cafes, Restaurants, Take-Aways, Hotels, Art Galleries, a Tourist Information Centre, Post Office, a Library, Yachting and Boating Club, a Memorial/Community Hall, Repair Garage, a Dental Surgery and a Health Centre.

The Nevern Estuary and the Beach at The Parrog is within a half a mile or so of the Property which provides excellent Boating and Mooring facilities. 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.

Newport stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Within 2 miles or so by road is the 18 Hole Newport Golf Links Resort at Newport Sands.

The River Nevern being close by, provides good Salmon, Sewin (Sea Trout) and Trout fishing. Also within easy reach is the Open Countryside and Carningli Mountain which provides 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 Library, Post Office, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and 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.

Pen-y-Bont is the roadway which leads off the Main A487 Road in the direction of Newport Sands and Moylegrove. Llun-y-Mynydd stands inset off Pen-y-Bont Road and is within 450 yards or so of Newport Town Centre 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 through the Town passing The Golden Lion Public House on your left and some 50 yards or so further on, take the turning on the left, signposted to Moylegrove and Newport Sands. Continue on this road for 200 yards or so and Llun-y-Mynydd is situated on the left hand side adjacent to the road leading into Carreg Coetan and fronting onto Pen-y-Bont.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and on entering the Town of Newport, take the turning on the right, signposted to Moylegrove and Newport Sands. Follow directions as above.

## DESCRIPTION

Llun-y-Mynydd comprises a Detached single storey Bungalow Residence of cavity concrete block construction with part stone faced and mainly rendered and tyrolean elevations under a pitched interlocking concrete tile roof. Accommodation is as follows:-

### Storm Porch

6'0" x 3'0" (1.83m x 0.91m)

With Slate Tile floor, Pine tongue and groove clad ceiling, wall lantern light and a Composite Double Glazed entrance door to:-

### Hall



22'6" x 7'0" (6.86m x 2.13m)

(maximum measurement). With 2 double panelled radiators, 2 ceiling lights, 2 Main Smoke Detectors, 2 power points, Airing Cupboard with shelves and housing a pressurised hot water cylinder and immersion heater and Oak doors to Bedrooms and Bathroom and Oak glazed door to Kitchen/Dining Room and:-

## Sitting Room



19'4" x 12'9" (5.89m x 3.89m)

With 2 double panelled radiators, uPVC double glazed window affording Rural views, stone fireplace with Slate hearth housing a Charnwood Woodburning Stove, ceiling light, attractive cornice, 16 power points, TV point, telephone point, 2 wall lights, downlighter and opening to:-

## Kitchen/Dining Room



23'2" x 12'3" (7.06m x 3.73m)

With 2 vertical radiators, 3 Velux windows (one electrically operated), uPVC double glazed window, Aluminium coated double glazed bi-fold doors to rear Indian Sandstone Paved Patio, range of Masterclass fitted floor and wall cupboards with a composite slate worktop, inset single drainer one and a half bowl quartz sink unit with mixer tap, Neff 5 ring Gas Cooker Hob, Cooker Hood (externally vented), built in Neff dishwasher, built in Caple refrigerator, built in Neff eye level one and a half Oven/Grill, 9 downlighters, ceiling light, 12 power points, appliance points, telephone point, Honeywell Central Heating Thermostat Control, Mains Heat Detector, cooker box, Oak glazed door to Hall and door opening to:-

## Utility Room



9'5" x 9'2" (2.87m x 2.79m)

With range of floor and wall cupboards with composite Slate effect worktops, Belfast sink with mixer tap, uPVC double glazed window, Composite Double Glazed door to rear Indian Sandstone Paved Patio, double panelled radiator, 6 downlighters, built in fridge freezer, built in Neff washing machine, electricity consumer unit, power points and door opening to:-

## Inner Hall

With Oak doors to Bedroom 2 and:-

## Shower Room



9'9" x 6'5" (2.97m x 1.96m)

With white suite of Wash Hand Basin in a vanity surround, WC, glazed and tiled Shower Cubicle with a Mira Sport Electric Shower with extractor fan/downlighter over, 3 downlighters, illuminated wall mirror, 2 uPVC double glazed windows, tiled splashback and a dual fuel tubular radiator.

## Bedroom 2



12'11" x 9'9" (3.94m x 2.97m)

With a uPVC double glazed window, radiator, ceiling light, TV point, lamp point, 6 power points and Oak door to:-

## Bedroom 4/Study



10'10" x 9'5" (3.30m x 2.87m)

With uPVC double glazed window, radiator, ceiling light, TV point, 6 power points and Oak door to Hall.

## Bathroom/Wet Room



13'10" x 5'0" (4.22m x 1.52m)

With ceramic tile floor with electric underfloor heating, 4 downlighters (one with extractor fan over Bath), white suite of slipper Bath, Wash Hand Basin, WC and a Wet Room Area with a Thermostatic Shower and a glazed folding shower screen, chrome dual fuel heated towel rail/radiator, illuminated wall mirror, tiled splashback and a uPVC double glazed window.

## Bedroom 1



14'4" x 10'6" (4.37m x 3.20m)

With Oak floorboards, uPVC double glazed window, double panelled radiator, ceiling light, TV point, telephone point and 6 power points.

### Bedroom 3



14'0" x 8'9" (4.27m x 2.67m)

With uPVC double glazed window, coved ceiling, ceiling light, radiator and 6 power points.

### Externally

Adjoining the Property and accessed off the roadway leading to Carreg Coetan is a:-

### Garage

17'8" x 11'5" (5.38m x 3.48m)

Of concrete block construction with rendered and tyrolean elevations under a pitched interlocking concrete tile roof. It has a metal up and over door, Ideal wall mounted Gas Boiler (heating domestic hot water and firing central heating), strip light, uPVC double glazed window and 2 power points.

There is a concrete path surround to the Bungalow and to the fore is a good sized Lawned Garden with a Flower and Shrub Border with Roses. To the side of the Property is a further Lawned Garden and to the rear is a good sized, split level Indian Sandstone Paved Patio together with a:-

### Garden Shed

8'0" x 6'0" (2.44m x 1.83m)

(approx) Of concrete block construction with a pitched interlocking concrete tile roof. There is also a:-

### Log Store

Adjacent to the south western boundary of the Property is a gravelled/ornamental stone hardstanding allowing for Off Road Parking for at least 2 Vehicles together with a small Lawned area with Flowering Shrubs, Hydrangeas etc. There is also a hardstanding area in front of the Garage allowing for Off Road Parking for a small Vehicle.

3 Outside Electric Lights and Outside Water Tap.

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. uPVC Double Glazing. Aluminium Double Glazed Bi-fold Door. Composite Double Glazed Entrance Doors. Part Boarded and Insulated Loft. Telephone, subject to British Telecom Regulations.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

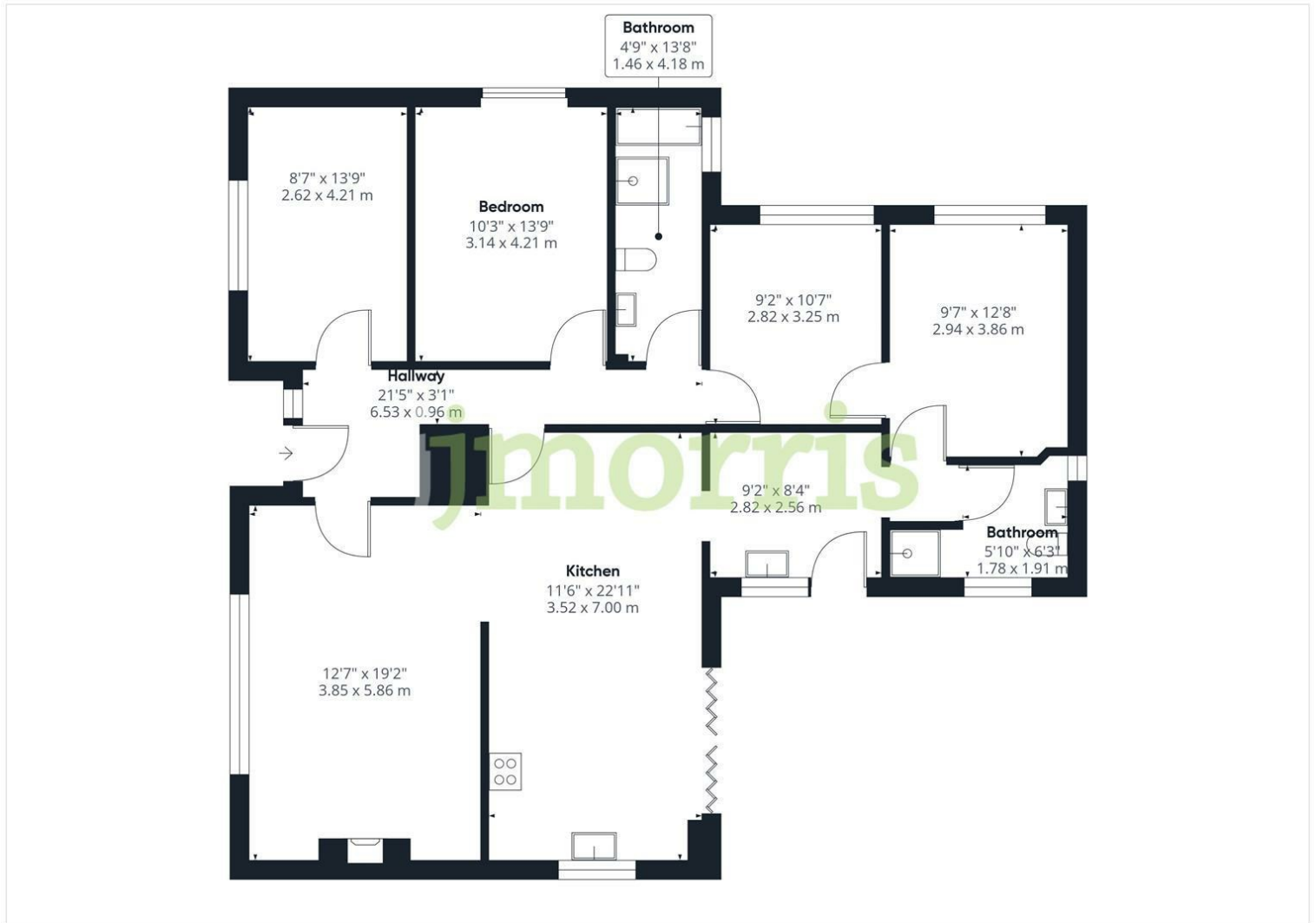
Pedestrian and Vehicular Access Rights of Ways exist in favour of the Property over the roadway leading into Carreg Coetan.

### REMARKS

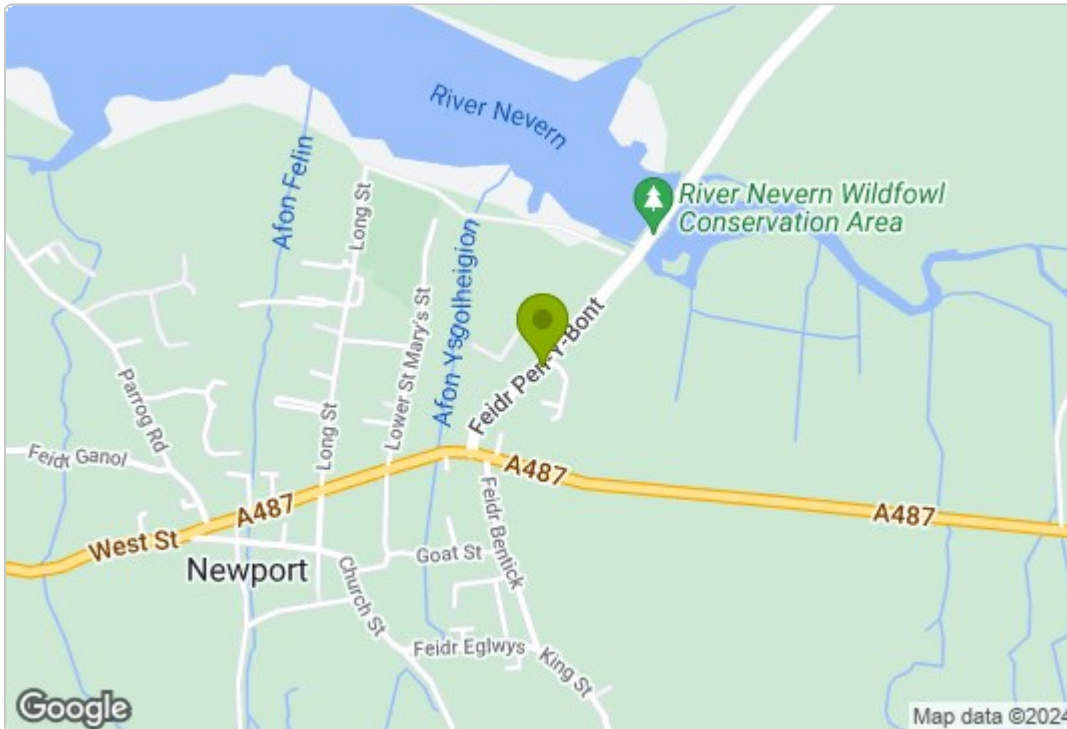
Llun-y-Mynydd is an attractive well appointed Detached Bungalow Residence which has recently been modernised and re-furbished to an extremely high standard. It now has a fully fitted Kitchen and 2 luxury Bath/Wet Room and a Shower Room. In addition, the Property has Gas Central Heating, Loft Insulation, uPVC Double Glazed Windows, Composite Double Glazed Entrance Doors and an Aluminium Double Glazed Bi-fold Door in the Kitchen. In addition, it has a Garage as well as Off Road Parking for 2/3 Vehicles and good sized, easily maintained Lawned Gardens together with an Indian Sandstone Paved Patio area. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.



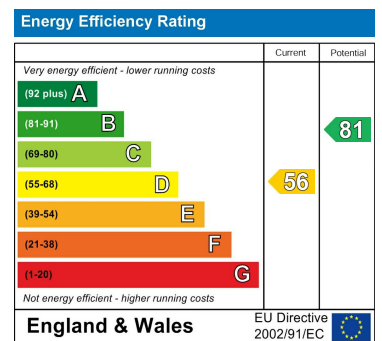
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Council Tax Band - F

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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