



Willow Hill, Long Street, Newport, Pembs, SA42 0TJ

Price Guide £545,000

- * An attractive and well appointed Detached 2 storey Modern Dwelling House.
- * Spacious Reception Room with Dining Area, Study, Kitchen, 4 Bedroom, 2 Bath/Shower, Cloakroom and Utility Room.
- * Gas Central Heating, uPVC Double Glazing and Loft Insulation.
- * Spacious Integral Garage as well as ample Off Road Vehicle/Boat Parking Space.
- * Good sized easily maintained Lawned Gardens with Flowering Shrubs and a Garden Shed (10'0" x 6'0").
- * Coastal Sea views to Newport Bay as well as Carningli Mountain views can be enjoyed from the Property.
- * Ideally suited for Family, Investment or Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating C

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 a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a 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, 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 including 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 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.

Long Street is a mixed Commercial/Residential area which runs in a northerly direction off the Main A487 Road at the centre of the Town. Willow Hill stands some 85 yards or so off Long Street and is within 300 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 in the Town of Newport, take the third turning on the left (in the Town Centre) into Long Street. Proceed down the hill passing the turning on the left into the Car Park and some 50 yards or so further on, take the first lane on the left between "White Berries" and "Cartrefle". Proceed on this road for 80 yards or so and Willow Hill is the middle Property of 3 at the end of the road.

DESCRIPTION

Willow Hill comprises a Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch

7'3" x 5'3" (2.21m x 1.60m)

With ceramic tile floor, 3 uPVC double glazed windows, Pine tongue and groove clad ceiling, wall light and a uPVC double glazed door to:-

Hall

22'6" x 7'6" (6.86m x 2.29m)

With a ceramic tile floor, 2 ceiling lights, double panelled radiator, coved ceiling, hardwood open tread staircase to First Floor with wall light over, built in Cloaks Cupboard with shelf, telephone point and doors to Bedrooms, Bathroom, Utility Room, Garage and:-

Cloakroom

5'7" x 2'11" (1.70m x 0.89m)

With ceramic tile floor, suite of Wash Hand Basin and WC, uPVC double glazed window, coved ceiling, ceiling light, tile splashback and radiator.

Bathroom



7'10" x 5'10" (2.39m x 1.78m)

With ceramic tile floor, uPVC double glazed window, fully tiled walls, white suite of panelled Bath with electric shower over and a glazed shower screen, Wash Hand Basin

in a vanity surround and WC, 4 downlighters, extractor fan, radiator, chrome heated towel rail/radiator, wall mirror and a towel rail.

Bedroom 2 (rear)



16'2" x 8'8" (4.93m x 2.64m)

With fitted carpet, 2 uPVC double glazed windows, coved ceiling, ceiling light, TV point, radiator and 3 power points.

Bedroom 3



14'2" x 10'0" maximum (4.32m x 3.05m maximum)

With fitted carpet, uPVC double glazed window, double panelled radiator, coved ceiling, ceiling light, TV point and 3 power points.

Bedroom 4 (front)



14'1" x 8'10" (4.29m x 2.69m)

With fitted carpet, uPVC double glazed window, radiator, coved ceiling, ceiling light, TV point and 3 power points.

Utility Room



9'1" x 6'2" (2.77m x 1.88m)

With ceramic tile floor, uPVC double glazed window, single drainer stainless steel sink unit with mixer tap, floor and wall cupboards, plumbing for washing machine and space for dryer in the cupboard, radiator, part tile surround, coved ceiling, 2 ceiling lights, fitted cupboard with shelves and 2 power points.

First Floor

Dining Area

16'6" x 11'0" (5.03m x 3.35m)

(approximate measurement) With solid oak floorboards, coved ceiling, ceiling light, mains smoke detector, Worcester central heating thermostat control, 2 single panelled radiators, 2 uPVC double glazed windows (affording views to Carningli Mountain) telephone point, doors to Kitchen, Study and Bedroom 1 and an opening to:-

Sitting Room



19'10" x 18'6" (6.05m x 5.64m)

(approximate measurement) With solid oak floorboards, 2 uPVC double glazed windows, 12 downlighters, 2 single panelled radiators, coved ceiling, TV point, 5 power points and a uPVC double glazed patio door to:-

Balcony

25'0" x 6'0" (7.62m x 1.83m)

From where Coastal Sea Views can be enjoyed over Newport Bay towards Morfa Head as well as Rural Views to Carningli Mountain.

Kitchen



13'8" x 9'0" (4.17m x 2.74m)

With a porcelain tile floor, range of fitted floor and wall cupboards with Granite worktops, built in Bosch Microwave, built in Bosch Pyrolytic Single Oven/Grill, Bosch 4 ring Induction Hob, built in Dishwasher, 2 uPVC double glazed windows (one affording rural views to Carningli Mountain), 9 power points, Cooker Hood (externally vented), built in Bosch Fridge Freezer, 2 sets of 3 ceiling spotlights, under cupboard lighting, mains smoke detector and a Pantry/Larder Cupboard with shelves.

Study



9'0" x 9'0" (2.74m x 2.74m)

With solid Oak floorboards, uPVC double glazed window (affording views to Carningli Mountain), coved ceiling, ceiling light, radiator, 2 TV points, 4 power points and access to an Insulated and Part Boarded Loft via a pull down wooden ladder.

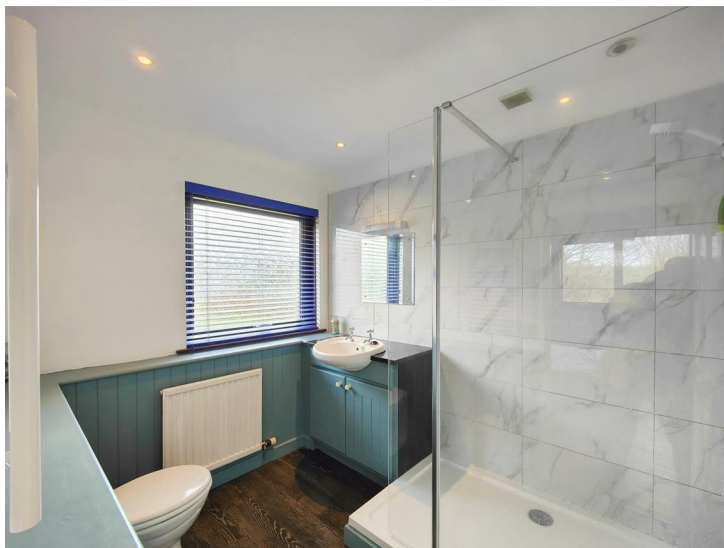
Bedroom 1



12'2" x 11'3" (3.71m x 3.43m)

With solid oak floorboards, uPVC double glazed window, coved ceiling, ceiling light, radiator, fitted range of wardrobes and drawer units across one wall. TV point, 5 power points, and door to:-

En-suite Shower Room



9'0" x 7'2" (2.74m x 2.18m)

With a Kardean wood effect floor, white suite of WC, Wash Hand Basin and a glazed and tiled double shower cubicle with a Mira Sport electric shower, 4 downlighters, wall mirror, shaver light/point, uPVC double glazed window with blinds, electrically heated towel rail, tile splashback and an extractor fan.

Integral Garage



18'8" x 12'1" (5.69m x 3.68m)

With a metal garage door, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), uPVC double glazed window, 2 strip lights, pedestrian door to exterior, water meter, coat hooks, wall shelves, 2 strip lights, 4 power points and a pedestrian door to Ground Floor Hall.

Externally

Directly to the fore of the Property is a good sized easily maintained Lawned Garden with Flowering Shrubs together with a chipping hardstanding area which allows for ample Vehicle Parking and Turning Space and giving access to the Integral Garage. There is a concrete path surround to the Property and to the rear and approached over a set of steps is a raised Lawned Garden with Flowering Shrubs and a:-

Timber Garden Shed

10'0" x 6'0" (3.05m x 1.83m)

2 Outside Power Points. Outside Water Tap and Outside Electric Lights.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Part Boarded and Insulated.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property off the Council Road at Long Street and over a hardsurfaced lane of some 80 yards as far as the Property. Pedestrian and Vehicular Access Rights of Ways exists in favour of the next door Property to the west over the hardsurfaced lane (beyond the Lawn Garden) at the front of Willow Hill.

Remarks

Willow Hill is a spacious Detached 2 storey modern Dwelling House which stands in a private location in this popular Coastal Town. The Property is in good decorative order throughout and has the benefit of Gas Central Heating, uPVC Double Glazing and an Insulated and Part Boarded Loft. In addition, it has an Integral Garage as well as ample Vehicle Parking and Turning Space and good sized easily maintained front and rear Lawned Gardens

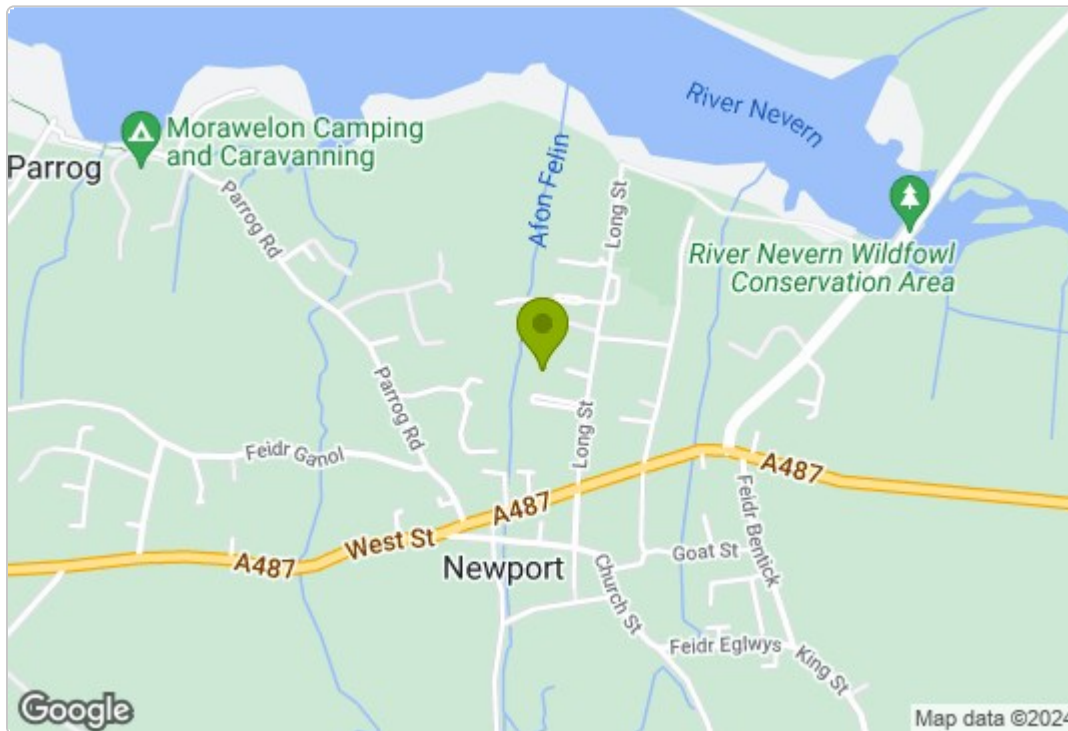
with Flowering Shrubs. The Property has a Balcony on the First Floor which benefits from delightful south facing Rural Views to Carningli Mountain as well as Sea Views over Newport Bay towards Morfa Head. The Property is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Floor Plan

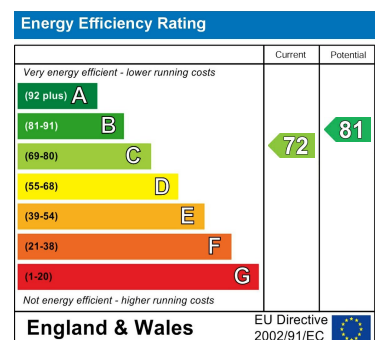


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - G

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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