



Springfield, Lower St. Mary Street, Newport, Pembrokeshire, SA42 0TS

Price Guide £450,000

- * A deceptively spacious End of Terrace 2 storey Dwelling House.
- * Character 1/2 Reception, Kitchen/Diner, 3 Bedroom and 2 Bath/Shower/Utility Room Accommodation.
- * Gas Central Heating, Hardwood painted Double Glazed Windows and Doors. Loft Insulation.
- * Off Road Parking for 2/3 Vehicles. Large rear Lawned Garden together with a Garden/Play Room 13'0" x 12'6".
- * Ideally suited for Family, Retirement, Investment or for Holiday Letting purposes.
- * Early inspection is 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 a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and 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. Carningli Mountain being close by, 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 including Secondary and Primary Schools, Churches, Chapels, Public Houses, Hotels, Restaurants, Cafes, Takeaways, a Further Education College, Supermarkets, a Cinema/Theatre 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 Haverfordwest to 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.

Springfield is situated within 250 yards or so of the centre of Newport 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, take the fourth turning on the left into Lower St Mary's Street. Continue on this road for some 150 yards or so and Springfield is situated on the right hand side of the road. A For Sale Board is erected on site.

Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and on entering the town of Newport, take the second turning on the right into Lower St Mary's Street. Follow directions as above.

DESCRIPTION

Springfield comprises an End of Terrace (of 4) 2 storey Dwelling House of solid stone and cavity concrete block construction with part stone faced and mainly rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Double Glazed Entrance Door to:-

Hall



23'3" x 5'6" (7.09m x 1.68m) (maximum). With Pine floorboards, open beam ceiling, radiator, coat hooks, electricity meter and consumer unit cupboard, Honeywell Central Heating Thermostat Control, 4 power points, understairs cupboard with coat hooks, 2 wall lights, 2 power points, staircase to First Floor and doors to Kitchen/Dining Room and:-

Sitting Room



24'3" x 11'6" (7.39m x 3.51m) (maximum). With Pine floorboards, 2 Hardwood painted double glazed windows and 2 small single glazed gable windows, 2 double panelled radiators, Slate fireplace with Pine surround housing a coal effect Gas Fire on a Slate hearth, TV aerial cable, Hardwood painted double glazed French Doors to rear Patio and Garden, TV point, light points, 11 power points and a natural stone wall.

Kitchen/Dining Room



17'0" x 10'3" (5.18m x 3.12m)

With ceramic tile floor, range of Pine fronted floor and wall cupboards, inset single drainer Silk Quartz sink unit with mixer tap, built in Stoves Electric single Oven/Grill, Stoves 4 ring Gas Cooker Hob and a Cooker Hood (externally vented), part tile surround, 2 No. 3 ceiling spotlights, concealed worktop lighting, electric cooker box, 7 power points, alcove with shelves and cupboard below and Hardwood painted double glazed French Doors and windows to rear Paved Patio and Garden.

Half Landing (Split Level)

With fitted carpet and stairs to Rear Landing and:-

FIRST FLOOR

Main Landing



10'2" x 5'10" (3.10m x 1.78m)

("T" shaped maximum). With fitted carpet, Hardwood double glazed window over stairwell, Airing Cupboard with shelves and a prelagged copper hot water cylinder and immersion heater, ceiling light, 2 power points and access via an aluminium Slingsby type ladder to an Insulated and part Boarded Loft with electric light.

Bedroom 1 (front)



16'0" x 13'0" (4.88m x 3.96m)

(maximum) With fitted carpet, 2 Hardwood painted double sash windows, double panelled radiator, ceiling light and 2 wall lights and 6 power points.

Bedroom 3



11'8" x 10'0" (3.56m x 3.05m)

With fitted carpet, Hardwood painted double glazed sash window, Cast Iron feature Fireplace, double panelled radiator, ceiling light and 4 power points.

Rear Landing

With fitted carpet, ceiling light and doors to Bathroom and:-

Bedroom 2



15' x 10'0" (4.57m x 3.05m)
plus door recess 3'6" x 2'0" (1.07m x 0.61m). With fitted carpet, 2 Hardwood painted double glazed sash windows, double panelled radiator and a single panelled radiator, ceiling light and 4 power points.

Bathroom



8'5" x 6'2" (2.57m x 1.88m)
With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin in a vanity surround and a WC, part tile surround, Hardwood painted double glazed sash window, Mira Sport electric Shower over Bath, glazed shower screen, ceiling light, extractor fan, illuminated wall mirror, toilet roll holder, shaver point and a chrome heated towel rail/radiator.

Adjoining the Kitchen at the rear is a:-

Utility/Shower Room

9'10" x 5'10" (3.00m x 1.78m)
With ceramic tile floor, plumbing for automatic washing machine, tumble drier vent, ceiling light, double glazed window, suite of Wash Hand Basin, WC and a tiled Shower Cubicle with a Triton T80 electric Shower, shower curtain

and rail, tiled splashback, extractor fan, toilet roll holder, chrome heated towel rail/radiator, shelf and electricity consumer unit.

EXTERNALLY

Accessed off Lower St Mary's Street via Hardwood doors at the side of the Property is a large Block Pavior Hardstanding Patio area which allows for Off Road Parking for 2/3 Vehicles. Beyond the Hardstanding/Patio area are steps which lead up to a large rear Lawned Garden with Hydrangeas, Flowering Shrubs etc and a:-

Garden/Games/Play Room



13'0" x 12'5" (3.96m x 3.78m)
Of cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. It has double glazed Hardwood painted double glazed doors, 2 Hardwood painted double glazed windows and wiring for electric lights and power points.

Directly to the fore of the Garden/Games/Play Room is a west facing Paved Patio.

2 Outside Electric Lights and an 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. Hardwood painted Double Glazed Windows and Doors. 2 small Single Glazed Gable Windows. Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Springfield is a deceptively spacious Semi Detached 2 storey Dwelling House which stands in a popular residential area within a few hundred yards or so of the centre of the Town and it's amenities. The Property is in

excellent decorative order benefiting from Gas Central Heating, Hardwood Double Glazed windows and doors and Loft Insulation. In addition, it has a block pavior hardstanding area to the side and rear which allows for Off Road Parking for 2/3 Vehicles. Beyond is a large Lawned Garden together with a Garden/Games/Play Room. The Property has many attractive character features including natural stone walls, Pine floorboards, open beam ceilings etc etc. It is ideally suited for Family, Retirement, Holiday Letting or for Investment purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.



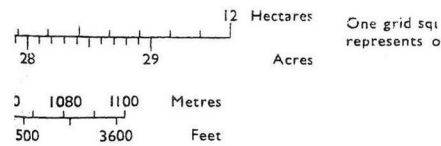
**Springfield,
Lower St Mary Street, Newport, Pembrokeshire.**

Plan Not to Scale.

Ordnance Survey, Southampton.

Plan for Identification Purposes Only.

of land.



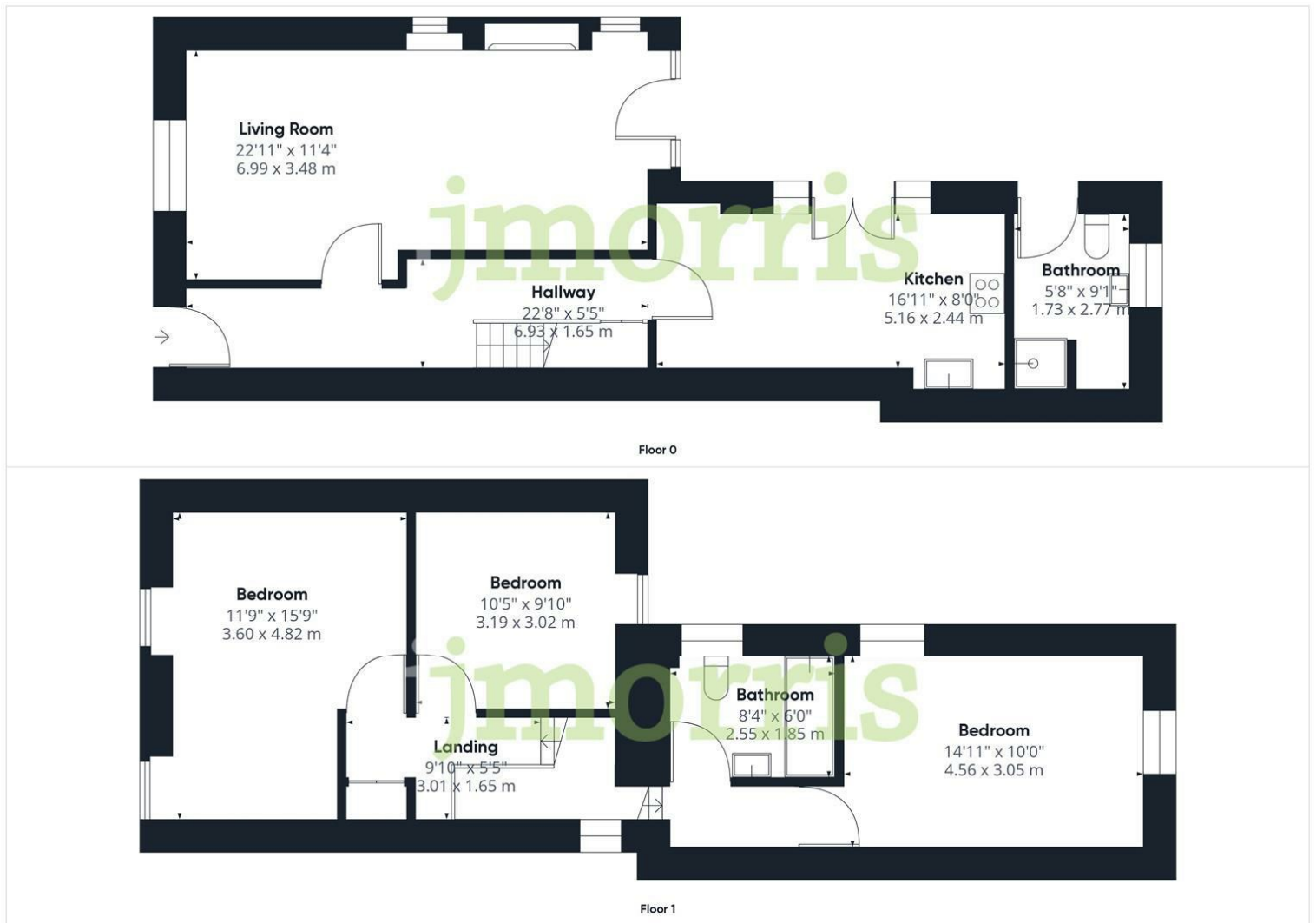
EXAMPLE: 4207 parcel number
1.809ha area in hectares
4.47 area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.
Enclosures or features joined for measurement of area
Limit of area within which individual parcels are not shown

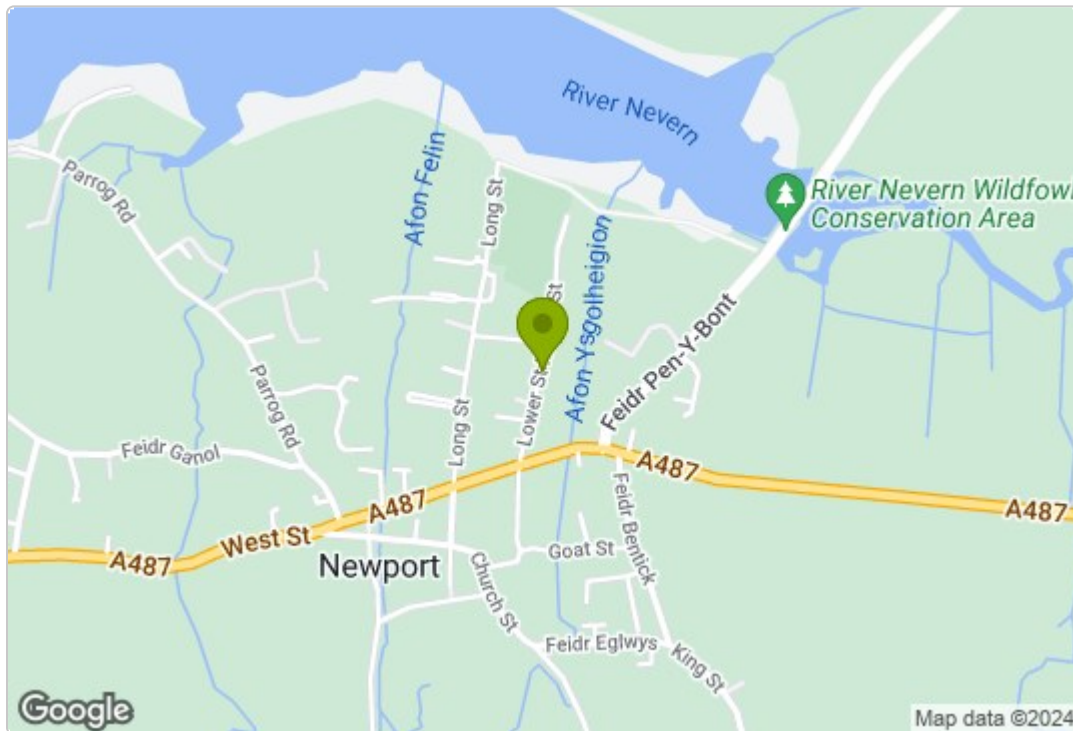
To convert hectares to acres multiply by 2.471 05
To convert acres to hectares multiply by 0.404 69

SCOTLAND
Region or Islands Area
District
Not shown

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
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 - E

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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