



## Carreg Cyd Mill Lane, Newport, Pembrokeshire, SA42 0QU

**Price Guide £280,000**

\*Enjoying superb Coastal Sea Views over Newport Bay to Morfa Head and beyond.

\*A compact Semi Detached single storey Cottage residence.

\*Compact Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room accommodation.

\*uPVC Double Glazed Windows and plumbing for Central Heating.

\*Large Gardens and Grounds extending to a third of an Acre or thereabouts together with Lawned Areas, Slate Paved and Quarry Tiled Patios, Flowering Shrubs, an Orchard, a small Plantation and Vehicle Parking Space.

\*Potting/Garden Shed 10'0" x 6'0" and a Timber and Corrugated Iron Stable/Store Shed 10'0" x 8'0".

\*The Property is ripe for Development and is in need of Modernisation and Updating or indeed the site could easily be developed, Subject to any necessary Change of Use and/or Planning Consents.

\*Rarely do properties of this nature appear on the Open Market and early inspection is strongly advised. Attractively priced.

## Situation

Newport is a popular Market Town which stands on The North Pembrokeshire Coastline inbetween 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-Away's, a Memorial/Community Hall, a Library, Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at The Parrog is within a mile and a quarter 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.

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 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.

Carreg Cyd stands on Newport Mountain adjacent to Carningli Common which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The Property is situated within a mile 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 centre of Newport take the turning on the right into Market Street. Continue up the hill for 100 yards and at the 'T' junction, turn left. Continue on this road and follow the road to the right and 100 yards or so further on take the first turning on the right. Proceed on this road for 200 yards or so and upon reaching the 'T' junction with Mill Lane, turn left. Proceed up the hill and continue over the Cattle Grid and follow the road to the right. Take the

second turning on the right and bear left signposted Parc Glas Bach. Continue on this road for a few hundred yards and Carreg Cyd is situated on the right, next door to Parc Glas Bach (the second property).

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the centre of the town of Newport take the turning on the left at the crossroads into Market Street.

Follow directions as above.

## Description

Carreg Cyd comprises a Semi Detached single storey Cottage residence of predominantly solid stone construction with natural stone faced and slate hung elevations under a sloping corrugated cement fibre roof. Accommodation is as follows:-

### Storm Porch

3'6" x 2'7" (1.07m x 0.79m )

With uPVC double glazed entrance door to:-

### Hall

5'5" x 5'0" approx (1.65m x 1.52m approx )

With quarry tile floor, wall light, coat hooks and steps leading down to Living Room and door to:-

### Bedroom 1

11'7" x 9'7" (3.53m x 2.92m )

With fitted carpet, uPVC double glazed window, open beam ceiling, radiator, built in wardrobe and 2 power points.

### Living Room

14'9" x 8'6" (4.50m x 2.59m )

With fitted carpet, double panelled radiator, stone wall feature, 2 uPVC double glazed windows affording superb coastal sea views over Newport Bay to Morfa Head and beyond, 2 ceiling lights, power points and door opening to:-

### Kitchen

9'5" x 7'10" (2.87m x 2.39m )

With uPVC double glazed door to Rear Garden, uPVC double glazed window, range of floor and wall cupboards, inset single drainer stainless steel sink unit with hot and cold, cooker box, power points, open beam ceiling, strip light and opening to:-

### Inner Hall

7'2" x 2'6" (2.18m x 0.76m )

(split level) With a built in Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater and a cold water tank, a concealed oil central heating boiler (requiring attention) and door to Bedroom 2 and:-

### Shower Room

8'10" x 8'9" (2.69m x 2.67m )

('T' shaped maximum) With uPVC double glazed window, white suite of WC, Wash Hand Basin and a tiled Shower

area with a Mira Events electric shower, double panelled radiator and a ceiling light.

### Bedroom 2

9'4" x 6'6" (2.84m x 1.98m )

With fitted carpet, uPVC double glazed window, built in wardrobe, radiator, ceiling light and 2 power points.

### Externally

Directly to the fore of the Property is a small Slate Paved Patio together with a small Lawned Garden which is bisected by a stream together with a Rhododendron Bush and a Privet Hedge. Adjacent to the front Garden is a hardcore hardstanding area which allows for Vehicle Parking Space. To the rear of the Property are Slate Paved and Quarry Tiled Patio areas together with Lawned Gardens, Soft Fruit Canes, Flowering Shrubs and a Potting/Garden Shed 10' x 6' approx. Adjacent to the Lawned Garden is an Orchard area together with a Plantation with a field gate access to the Land at or around point "A" on the Plan. There is also an old corrugated iron and timber Store Shed/Small Stable 10' x 8' which is in need of attention. 2 Outside Electric Lights, Outside Water Tap and an Oil Tank.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

### Services

Mains Electricity connected. Private Water supply. Cesspit/Effluent Tank Drainage. Oil fired Central Heating (Boiler requiring attention). uPVC Double Glazing.

### Tenure

Freehold with Vacant Possession upon Completion.

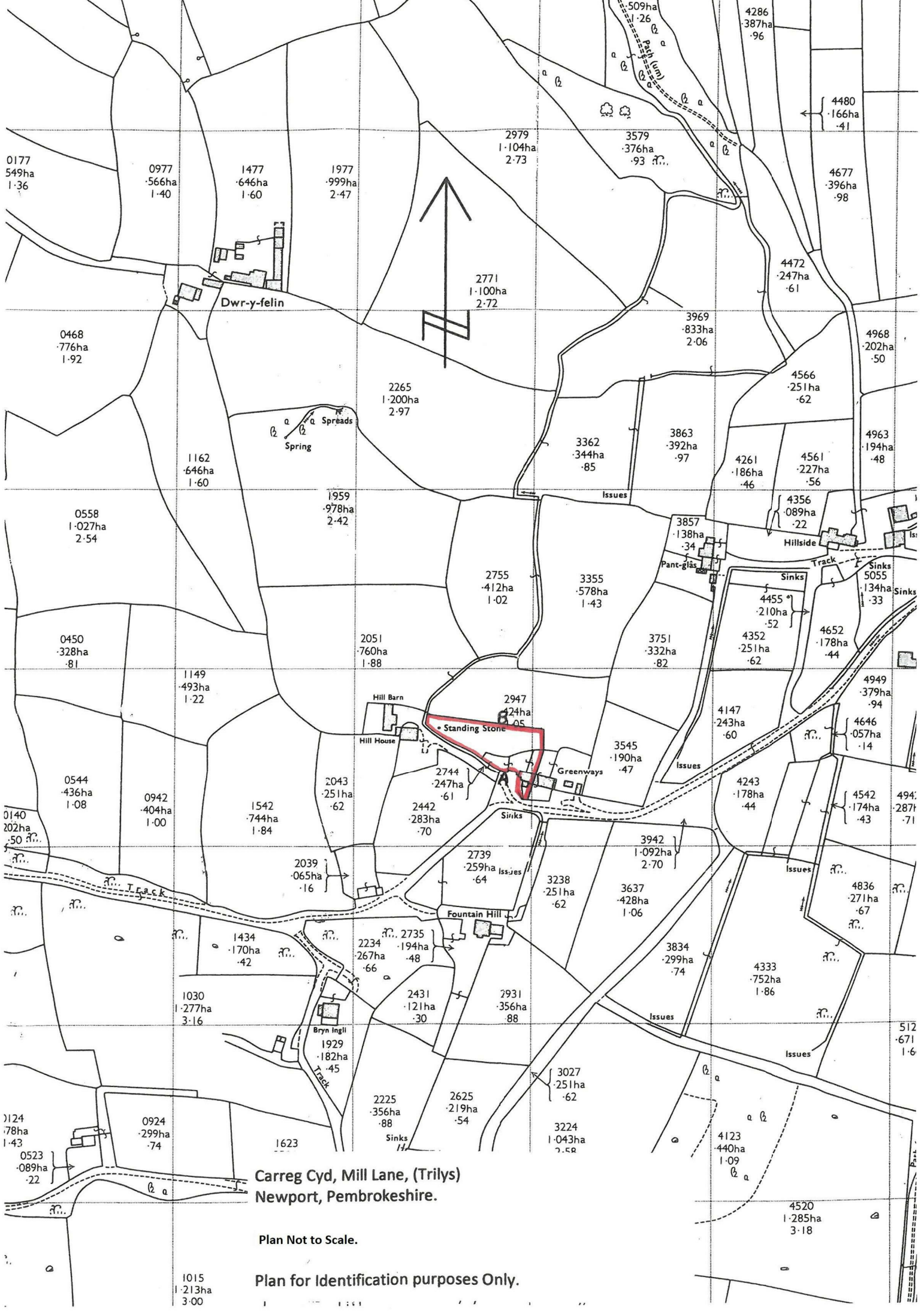
### Rights of Ways

Vehicular and Pedestrian access rights of ways exist in favour of Carreg Cyd over the hardsurfaced track which leads off Mill Lane to the Property. The adjoining Property Parc Glas Bach also has the benefit of a Right of Way between the gateways at point 'A' and 'B' on the Plan in order to access in order to access and maintain the Gardens and Grounds with Machinery.

### Remarks

Carreg Cyd is a compact Semi Detached single storey Dwelling/Cottage which stands in an enviable location on Newport Mountain from where superb uninterrupted Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head and beyond. The Property is in need of modernisation and updating and is an ideal Site to redevelop (subject to any necessary Planning Consents). In all the Property stands in approximately a third of an acre of established Gardens and Grounds and also has the benefit of a Vehicle Parking Space. It would be ideally suited for a Developer, a Couple, Retirement or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection is strongly advised.





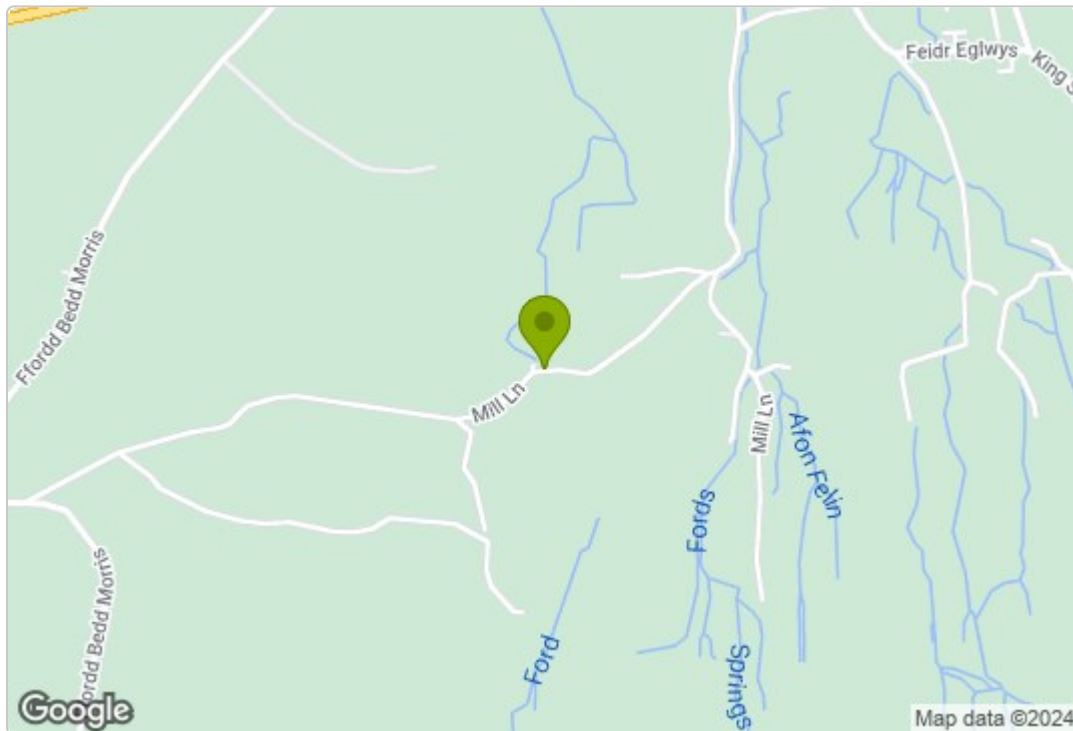
Carreg Cyd, Mill Lane, (Trilys)  
Newport, Pembrokeshire.

Plan Not to Scale.

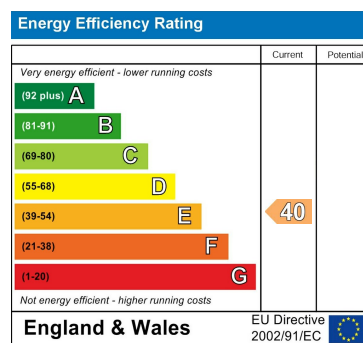
Plan for Identification purposes Only.

0177 549ha 1.36  
0977 566ha 1.40  
1477 646ha 1.60  
1977 999ha 2.47  
2979 1104ha 2.73  
3579 376ha .93  
4286 387ha .96  
4480 166ha .41  
4677 396ha .98  
4472 247ha .61  
2771 1100ha 2.72  
3969 833ha 2.06  
4968 202ha .50  
4566 251ha .62  
4963 194ha .48  
0468 776ha 1.92  
2265 1200ha 2.97  
3362 344ha .85  
3863 392ha .97  
4261 186ha .46  
4561 227ha .56  
1162 646ha 1.60  
1959 978ha 2.42  
3857 138ha .34  
4356 089ha .22  
4963 194ha .48  
0558 1027ha 2.54  
2755 412ha 1.02  
3355 578ha 1.43  
3751 332ha .82  
4356 089ha .22  
4455 210ha .52  
4352 251ha .62  
4652 178ha .44  
4949 379ha .94  
0450 328ha .81  
1149 493ha 1.22  
2051 760ha 1.88  
2947 24ha .05  
3545 190ha .47  
4147 243ha .60  
4243 178ha .44  
4646 057ha .14  
4949 379ha .94  
0544 436ha 1.08  
0942 404ha 1.00  
1542 744ha 1.84  
2043 251ha .62  
2744 247ha .61  
2442 283ha .70  
2739 259ha .64  
3238 251ha .62  
3637 428ha 1.06  
4243 178ha .44  
4542 174ha .43  
4949 379ha .94  
0140 202ha .50  
2039 065ha .16  
2739 259ha .64  
3942 1092ha 2.70  
4147 243ha .60  
4243 178ha .44  
4542 174ha .43  
4949 379ha .94  
1434 170ha .42  
2234 267ha .66  
2735 194ha .48  
2739 259ha .64  
3238 251ha .62  
3637 428ha 1.06  
3834 299ha .74  
4333 752ha 1.86  
1030 1277ha 3.16  
1929 182ha .45  
2431 121ha .30  
2931 356ha .88  
3027 251ha .62  
3224 1043ha 2.58  
3834 299ha .74  
4123 440ha 1.09  
4333 752ha 1.86  
0124 78ha 1.43  
0523 89ha .22  
0924 299ha .74  
1623  
2225 356ha .88  
2625 219ha .54  
3027 251ha .62  
3224 1043ha 2.58  
4123 440ha 1.09  
4333 752ha 1.86  
4520 1285ha 3.18  
512 671 1.6

Area Map



Energy Efficiency Graph



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.