



## 3 Mount Pleasant Newport, Pembrokeshire, SA42 0TZ

**Price Guide £485,000**

- \*A substantial late Victorian 3 storey End of Terrace (of 3) Quality Dwelling House.
- \*Spacious 2/3 Reception, 4/5 Bedroom and 2 Bath/Shower Room accommodation.
- \*Gas Central Heating. Loft/Roof Insulation and uPVC Double Glazing.
- \*Ornamental Stone and Paved Patio Areas and a good sized rear Lawned Garden with Flowering Shrubs.
- \*Off Road Parking for 3/4 Vehicles and Turning Space.
- \*Delightful Panoramic Coastal Sea Views over Newport Bay to Morfa Head.
- \*Ideally suited for Family, Investment or Holiday Letting purposes.
- \*Early inspection strongly advised. Realistic Price Guide. EPC Rating D



### Situation

3 Mount Pleasant stands inset off the Main A487 Fishguard to Cardigan road on the western fringes of the town of Newport.

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.

3 Mount Pleasant is situated within 650 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 on entering the town of Newport proceed past the turning on the right for Ffordd Bedd Morys and some 30 yards or so further on No 3 Mount Pleasant is the first End of Terrace Property 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 passing through the town of Newport and on leaving the town, 3 Mount Pleasant Terrace is situated some 30 yards or so prior to the turning on the left for Ffordd Bedd Morys. A 'For Sale' Board is erected on site.

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### Description

3 Mount Pleasant comprises an End of Terrace (of three) 3 storey Dwelling House of predominantly solid stone construction with mainly rendered and coloured elevations and part stone faced elevations under a pitched slate roof. Accommodation is as follows:-

#### Porch

With a laminate wood floor, coat hooks, ceiling light, half tiled walls, attractive cornice and half glazed double doors to:-

#### Hall



With a laminate wood floor, attractive cornice, ceiling light, staircase to First Floor, radiator, 1 power point, understairs storage cupboard, uPVC double glazed door to exterior, door opening to Kitchen and doors to Cloakroom, Dining Room and:-

## Sitting Room



15'0" x 11'4" maximum to include bay (4.57m x 3.45m maximum to include bay)

With Pine floorboards, attractive cornice, ceiling rose, ceiling light, 6 power points, feature painted brick fireplace, double panelled radiator, uPVC double glazed sash bay window (affording sea views over Newport Bay to Morfa Head), 2 alcoves with shelves, TV aerial cable and a folding door to:-

## Dining Room



12'3" x 10'3" maximum (3.73m x 3.12m maximum )

With Pine floorboards, slate, cast iron and tile feature fireplace with a tiled hearth, double panelled radiator, uPVC double glazed window to rear, TV aerial cable, 3 power points, ceiling light and 2 wall lights and door to Hall.

## Cloakroom

With a laminate wood floor, white suite of Wash Hand Basin and WC, uPVC double glazed window, ceiling spotlight, half tiled walls, wall mirror and a towel ring.

## Kitchen



12'11" x 9'5" maximum (3.94m x 2.87m maximum )

With a laminate wood floor, uPVC double glazed window, inset single drainer stainless steel sink unit with hot and cold, part tile surround, range of floor and wall cupboards, concealed worktop lighting, fridge and freezer recesses, cooker box, 8 power points, appliance points, Leisure freestanding Cooker Range with a 5 ring gas Cooker Hob, 2 Ovens and a Grill, Indesit Cooker Hood, stainless steel splashback, natural stone wall, 5 downlighters, 3 ceiling spotlight and an opening to:-

## Utility Room



10'9" x 10'4" (3.28m x 3.15m )

('L' shaped maximum) With ceramic tile floor, 2 uPVC double glazed windows, floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, double panelled radiator, part tile surround, 8 downlighters, 4 power points, uPVC double glazed stable door to exterior and door to:-



### Shower Room



5'3" x 3'9" (1.60m x 1.14m )

With ceramic tile floor, chrome heated towel rail/radiator, ceiling light, glazed and tiled Shower Cubicle with a Mira Jump electric shower, extractor fan over shower and robe hooks.

### Half Landing (Split Level)

With fitted carpet, ceiling light and staircases to Main Landing and:-

### First Floor

### Rear Landing

With painted Pine floorboards, access to an Insulated Loft, smoke detector (not tested), 1 power point, Hardwood double glazed door to an elevated side Patio Garden and doors to Bedroom 2 and:-

### Bathroom



14'8" x 6'4" (4.47m x 1.93m)

With 1 Porcelain tile floor, white suite of Roll Top Bath with shower attachment, freestanding double Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, ceiling light, 2 heated towel rails/radiators, fitted cupboard, half tiled walls,

ceiling light and 2 wall lights, uPVC double glazed window, robe hook and a wall mirror.

### Bedroom 2 (Rear)



12'6" x 9'3" maximum measurement (3.81m x 2.82m maximum measurement)

With fitted carpet, feature cast iron fireplace, double panelled radiator, 4 ceiling spotlight, pullswitch, 2 power points, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and a uPVC double glazed window (overlooking rear garden and affording views towards Carningli Mountain).

### Main Landing



With painted Pine floorboards, 4 ceiling spotlight, telephone point, 1 power point, wall light and staircase to Second Floor.

## Lounge/Bedroom



16'2" x 15'1" (4.93m x 4.60m )

(maximum measurement to include bay) With fitted carpet, cast iron feature fireplace with a polished Slate hearth, 2 alcoves, radiator, attractive cornice, ceiling rose, 2 uPVC double glazed Sash windows including a Bay window (both of which afford superb coastal sea views over Newport Bay to Morfa Head), ceiling light on dimmer, TV aerial cable and 6 power points.

## Bedroom 1



12'0" x 10'2" maximum measurement (3.66m x 3.10m maximum measurement)

With fitted carpet, cast iron feature fireplace with a painted wooden surround, ceiling light, fitted wardrobe, 1 power point and a uPVC double glazed window with views to the rear Garden.

## Half Landing

With painted Pine floorboards and stairs to:-

## Second Floor

## Landing



5'9" x 4'9" (1.75m x 1.45m)

With fitted carpet, Fakro double glazed Skylight window over stairwell, smoke detector (not tested) and a 3 ceiling spotlight.

## Bedroom 3



16'0" x 11'8" (4.88m x 3.56m )

('L' shaped maximum) With fitted carpet, ceiling light and a small ceiling strip light, exposed beams, sloping ceiling, cast iron feature fireplace with a painted wooden surround, 6 power points, uPVC double glazed window (affording superb coastal sea views over Newport Bay to Morfa Head) and a fitted mirror fronted wardrobe.



## Bedroom 4



11'3" x 9'3" maximum measurement (3.43m x 2.82m maximum measurement )

With fitted carpet, fireplace alcove with shelves, uPVC double glazed window (affording superb views to Carningli mountain), 2 power points and access to an Insulated Loft.

## Externally

There is a small Garden area to the fore with flowering shrubs together with a gravelled hardstanding which allows for Off Road Parking for 3/4 Vehicles and Turning Space. Steps from the side Garden/Parking area give access to an elevated Patio Garden/Sitting Area with Flowering Shrubs from where delightful views can be enjoyed over Newport Bay to Morfa Head. There is also an attractive stone wall boundary on the western side and a wall and rail boundary to the roadside. There is a concreted Path/Patio to the rear with 2 plastic Storage Sheds and stone steps leading up to a good sized rear Lawned Garden with an abundance of Flowering Shrubs, Hydrangeas, a raised Flower Bed, Vegetable Bed and an Ornamental Stone and Paved Patio Area. There is also a:-

## Garden Shot

## Garden Shed

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

2 Outside Electric Lights and an Outside Water Tap.

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

## Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing throughout. Loft/Roof Insulation. Telephone (subject to British Telecom regulations). Broadband Connection.

## Tenure

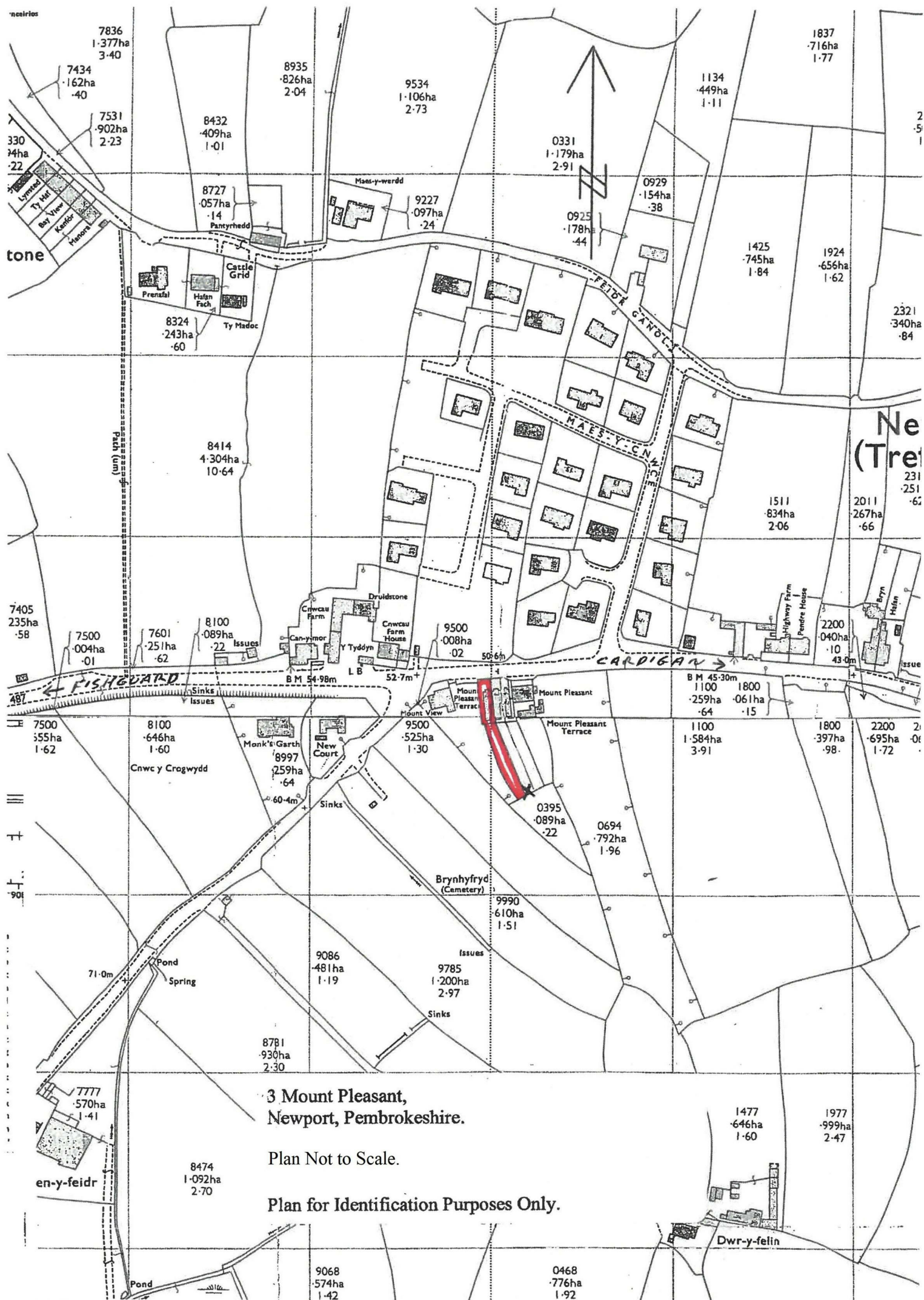
Freehold with Vacant Possession upon Completion.

## Rights of Ways

No 3 Mount Pleasant enjoys a rear pedestrian access over the Pathways to the side and rear of No 1 and 2 Mount Pleasant. Access rights also exist in favour of the Property over Land being part of adjacent Properties which leads to a gate on the southern boundary of the rear garden at or around point 'X' on the Plan (vendors solicitors to verify).

## Remarks

3 Mount Pleasant is a deceptively spacious End of Terrace (of three) 3 storey Dwelling House which is in good decorative order throughout and benefiting from Gas Central Heating, either uPVC double glazing or Secondary double glazing and Loft/Roof Insulation. The Property has well appointed accommodation and is ideally suited for Family, Investment or for Holiday Letting purposes. In addition, it has Off Road Parking for 3/4 Vehicles and Turning Space as well as a good sized rear gently sloping Lawned Garden with Flowering Shrubs and an Ornamental Stone and Paved Patio area. Superb Panoramic Coastal Sea views to Newport Bay and Morfa Head can be enjoyed from the Property as well as Rural views to Carningli Mountain. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

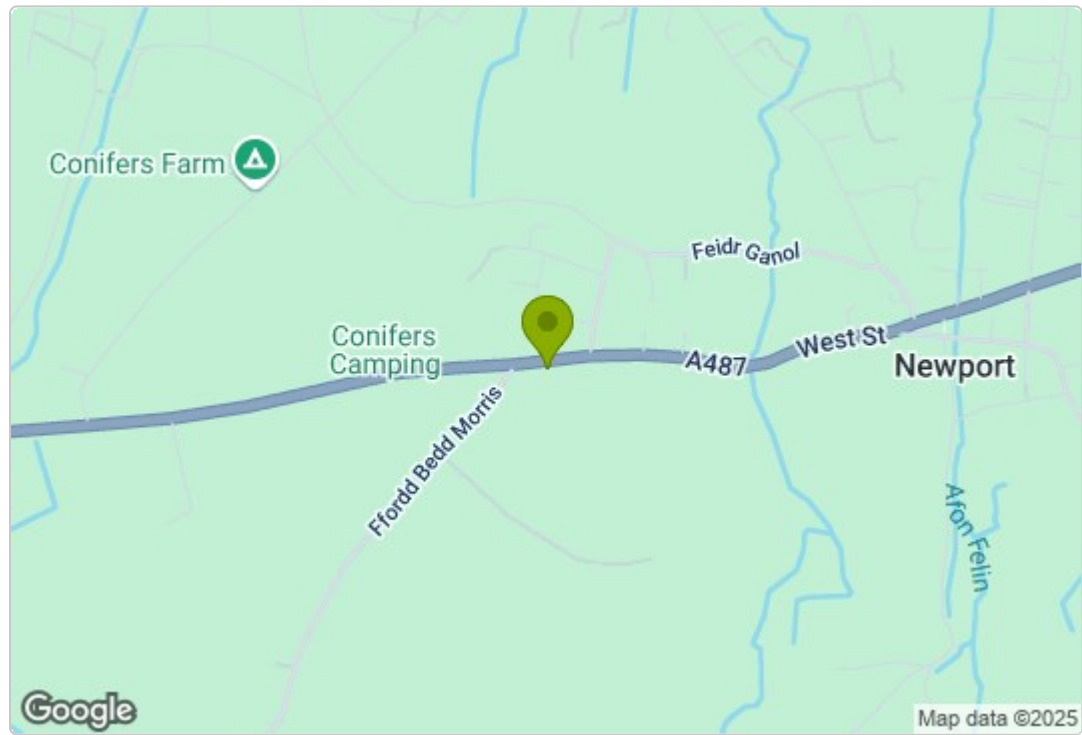




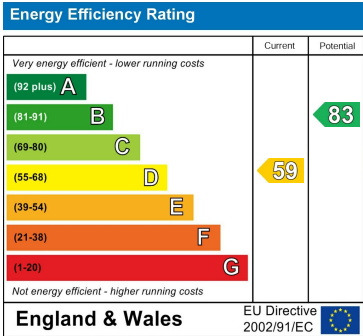
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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