

4 Will Phillips Yard, West Street, Newport, SA42 0TW

Price Guide £410,000

This stylish three-story end-of-terrace property is located in the heart of Newport, Pembrokeshire, blending modern features with comfortable living. The home offers three well-proportioned bedrooms and two contemporary bathrooms, making it perfect for anyone who is seeking extra space. The property comes with allocated parking and an easy-maintained garden with patio.

The open-plan living area is a standout feature, designed for modern lifestyles and complemented by a cozy wood burner, ideal for those chilly evenings. Situated in the vibrant town of Newport, this property provides convenient access to local shops, restaurants, and the stunning Pembrokeshire coast, offering the best of both worlds of modern living in a charming coastal setting.

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, Health Centre and Dental Surgery. There is a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

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, 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 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 which briefly includes 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 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 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.

Bridge Street is a mixed Residential/Commercial area which fronts onto the Main A487 Fishguard to Cardigan Road. Will Phillips Yard is a small modern development of some 6 dwellings which is accessed off Bridge Street and situated within a 100 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, past the second turning on the left for Parrog Road and some 40 yards or so further on, Will Phillips Yard is situated on the left. Proceed through the archway to the end of the Cul de Sac and turn left and No 4 Will Phillips Yard is the end Property on your right.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport, proceed through the centre of the town and a 100 yards or so further on, Will Phillips Yard is situated on the right hand side of the road. Proceed through the archway to the end of the Cul de Sac and turn left and No 4 Will Phillips Yard is the end Property on your right.

Description

4 Will Phillips Yard is a End of Terrace 3 storey residence of cavity concrete block construction with rendered and coloured elevations under a pitched Slate roof. Accommodation is as follows:-

Portico

With half glazed hardwood painted door:_

Hall



8'0" x 5'5" (2.44m x 1.65m)

With ceramic tile floor, ceiling light, staircase to First Floor, mains smoke detector, electricity consumer unit and central heating manifold cupboard with telephone point and 2 power points, double glazed window and doors to Kitchen/Breakfast Room and:-

Cloak/Utility Room



With ceramic tile floor, white suite of Wash Hand Basin and WC, plumbing for automatic washing machine, wall light, wall mirror, coat hooks and a tiled splashback.

Kitchen/Breakfast Room



11'9" x 9'0" approx (3.58m x 2.74m approx)

With a LVT floor, range of floor cupboards with Oak worktops, built in Lamona electric Single Oven/Grill, 4 ring Lamona gas Cooker Hob, Cooker Hood, double glazed window, tiled splashback, porcelain single drainer sink unit with mixed tap, Xpelair extractor fan, TV point, telephone point, Cooker box, 11 power points and an opening to :-

Sitting/Dining Room

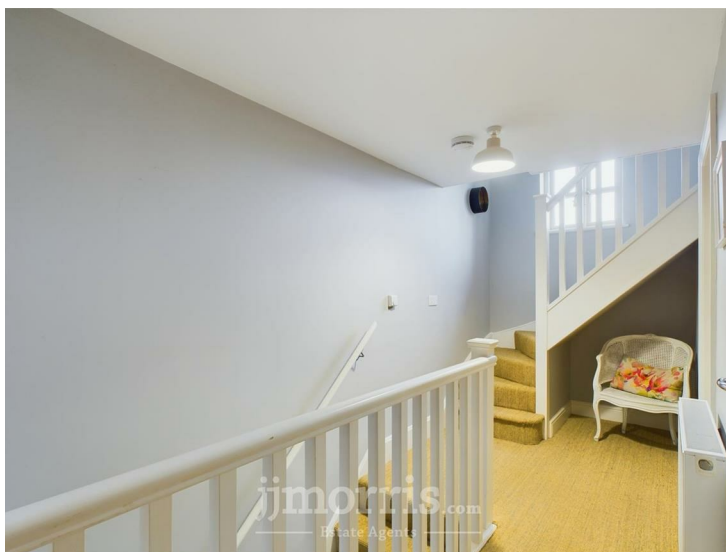


17'6" x 11'6" (5.33m x 3.51m)

With LVT floor, aluminium coated double glazed bi-fold doors to a rear Indian Sandstone Paved Patio, ceiling light and 3 wall lights. Honeywell central heating thermostat control, Woodburning Stove on a raised Slate hearth, Slate TV shelf, TV point, 3 lamp points and 10 power points.

First Floor

Landing



With fitted carpet, Honeywell central heating thermostat control, mains smoke detector, double panelled radiator, ceiling light, Staircase to Second Floor, double glazed window over stairwell, built in Airing Cupboard with radiator and shelves and doors to Bedrooms and :-

Bathroom



8'0" x 7'3" (2.44m x 2.21m)

With ceramic tile floor, half tiled walls, white suite of Wash Hand Basin, WC and Roll Top Bath with Glass Shower Screen and Thermostatic Shower over, wall mirror, wall light, Chrome dual fuel heated towel rail/radiator, Xpelair extractor fan, double glazed window and a built in Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) together with a Honeywell central heating timeswitch.

Bedroom 2



11'6" x 9'6" (3.51m x 2.90m)

With LVT flooring, double panelled radiator, double glazed window (affording Sea views), wall hanging rail/shelf, ceiling light, TV point and 8 power points.

Bedroom 3 (Front)



11'6" x 9'6" (3.51m x 2.90m)

(approximate measurement only). With LVT flooring, double glazed window, double panelled radiator, ceiling light, wall hanging rail/shelf, TV point and 8 power points.

Second Floor

Landing



9'8" x 5'6" (2.95m x 1.68m)

With double glazed window (affording Sea views over Newport Bay to Morfa Head), double panelled radiator, fitted carpet, mains smoke detector, ceiling light, 2 power points and door to:-

Bedroom 1



13'6" x 12'3" (4.11m x 3.73m)

With LVT flooring, 2 Velux windows with blinds, wall hanging rail/shelf, double panelled radiator, 2 wall reading lights, TV point, 8 power points, access to undereaves storage space, ceiling light and door to:-

En Suite Shower Room



12'0" x 6'0" (3.66m x 1.83m)

With ceramic tile floor, Velux window, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a thermostatic shower, access to undereaves storage space, access to an Insulated Loft, wall light, downlighter, chrome dual fuel heated towel rail/radiator, wall light, wall mirror and a downlighter/extractor fan over shower.

Externally

There is a raised Flower/Shrub Border at the fore together with a wheelchair friendly Indian Sandstone path leading to the front door of the Dwelling House.

Adjacent to the western gable end of the Dwelling House is a Tarmacadam Hardstanding which allows for Vehicle Parking Space. A pedestrian door from the Car Parking area gives access to a Private enclosed Patio Garden with an

Indian Sandstone Paved Patio and Ornamental Stone areas as well as raised borders with Hydrangeas and Flowering Shrubs. There is a Plum Tree on the northern boundary.

2 Outside Power Points, Outside Electric Light and an Outside Water Tap.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas fired Central Heating. Double Glazed Windows and Doors. Cavity Wall, Floor and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

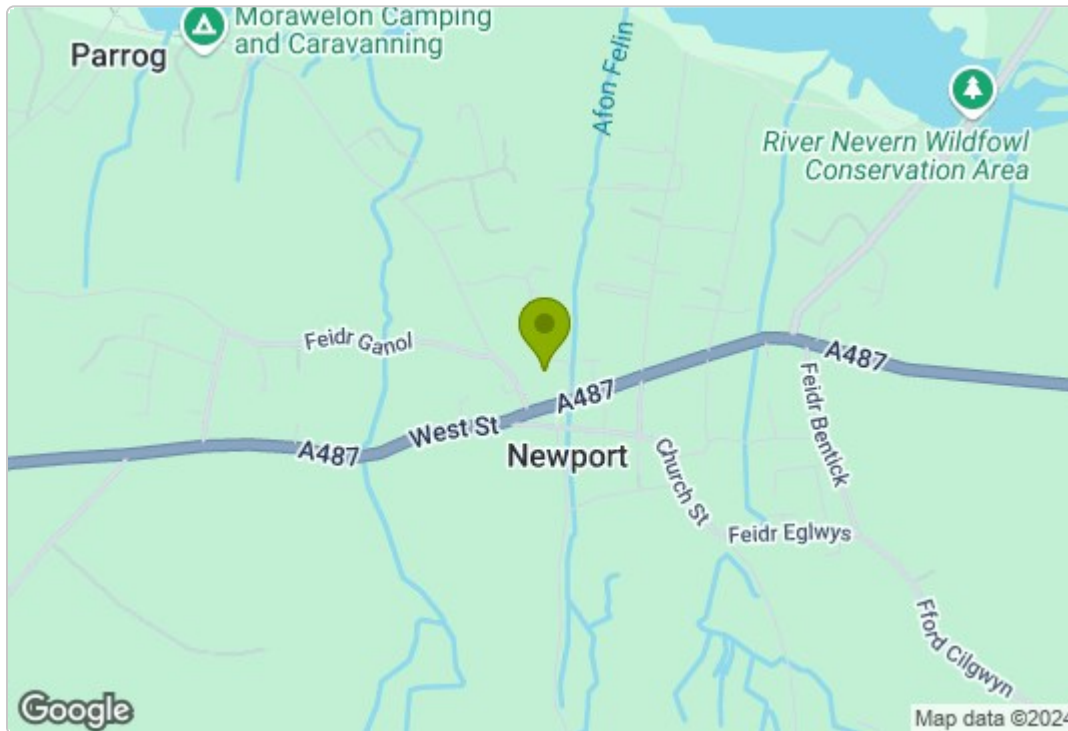
Remarks

4 Will Phillips Yard is a deceptively spacious 3 storey End of Terrace (of three) Dwelling House which is in excellent decorative order and currently utilised for Holiday Letting purposes although equally well suited as Family or Retirement home. The Property benefits from Gas fired Central Heating, Double Glazing and has Cavity Wall, Floor and Loft Insulation. In addition, it has Off Road Parking for 1/2 Vehicles adjacent to the gable end of the Dwelling House as well as a private enclosed rear Patio Garden with flowering shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

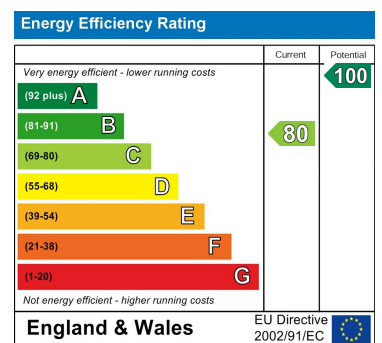
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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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