



5 Llain-yr-Eglwys, Feidr Eglwys, Newport, Pembrokeshire, SA42 0PE

Price Guide £425,000

*An attractive Detached Modern 2 storey Dwelling House.

*Well appointed accommodation including a Hall, Cloakroom, Sitting Room, Kitchen/Diner, Utility and 2 Double Bedrooms with Ensuite Shower Rooms.

*Gas Central Heating, Double Glazing, Floor, Wall and Roof Insulation.

*Delightful Landscaped Gardens with Indian Sandstone Paved Patios, Flowering Shrubs, Young Trees and Raised Beds.

*Resin Aggregate hardstanding to fore allowing for Off Road Parking for 2/3 Vehicles.

*Ideally suited for Retirement, small Family, Investment or for Holiday Letting purposes.

*Inspection essential to appreciate the qualities of this exceptional detached Dwelling House. EPC 'B'.

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, a Library, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within 3/4 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 Carningli 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 a 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 and south to Haverfordwest and north east to Cardigan and Aberaeron.

Llain yr Eglwys is small Residential Estate of just 21 houses which is situated off Feidr Eglwys and is within a 350 yard walk 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

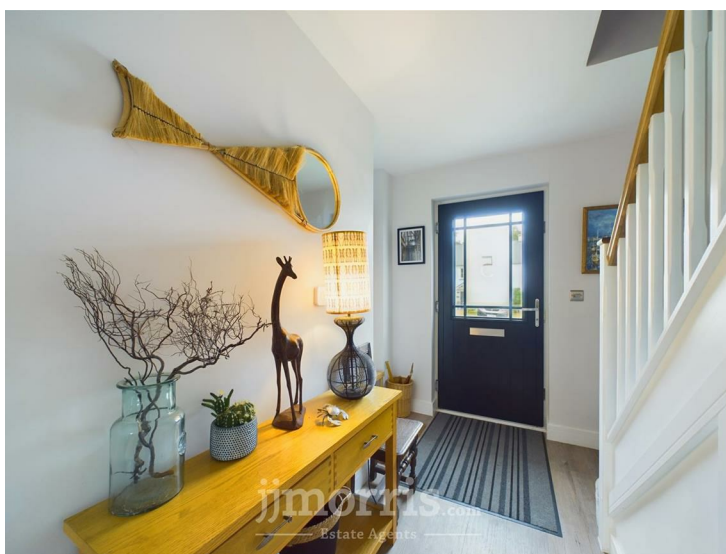
miles and in the town of Newport take the fifth turning on the right (a short distance past The Golden Lion Public House) to Feidr Bentinck. Proceed up the hill for 150 yards or so passing the turning on the right into Goat Street and some 40 yards or so further on take the first turning on the right into Llain yr Eglwys. Proceed straight on for 70 yards or so and take the second turning on the left into the cul-de-sac and 5 Llain yr Eglwys is situated in the top left hand side corner.

Description

5 Llain yr Eglwys comprises a detached 2 storey Dwelling House of a timber frame construction with an external skin of concrete block with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Composite Double Glazed Entrance Door to:-

Hall



17'0" x 9'0" maximum (5.18m x 2.74m maximum)

With LVT flooring with underfloor heating, central heating thermostat control, staircase to First Floor, ceiling light, 2 power points, mains smoke detector, openings to Sitting Room and Kitchen/Dining Room and doors to Utility Room and:-

Cloakroom

With LVT flooring with underfloor heating, Oak coat hooks, white suite of WC and Wash Hand Basin, tile splashback, Manrose extractor fan and ceiling light.

Sitting Room



16'6" x 13'0" (5.03m x 3.96m)
(maximum measurement to include Bay) With LVT flooring with underfloor heating, central heating thermostat control, double glazed bay window with blinds, ceiling light, telephone point, TV point, 10 power points and opening to:-

Kitchen/Dining Room



16'6" x 12'0" maximum (5.03m x 3.66m maximum)
With LVT flooring with underfloor heating, central heating thermostat control, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, Lamona built in Single Oven/Grill, Lamona built in microwave, Lamona built in dishwasher, part tile surround, concealed worktop lighting, 4 downlighters, ceiling light, built in fridge freezer, Lamona 4 ring ceramic Cooker Hob, Cooker Hood (externally vented), double glazed window and double glazed French door overlooking rear Garden and leading out to the rear Indian Sandstone Paved Patio.

Utility Room



7'2" x 5'11" (2.18m x 1.80m)
With double glazed window, Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), ceiling light, mains smoke detector, appliance points, 4 power points, plumbing for automatic washing machine, floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, Manrose extractor fan, LVT flooring with underfloor heating, central heating thermostat control and a double glazed window.

First Floor

Landing

With fitted carpet, column radiator, 2 power points, 2 ceiling lights, built in storage cupboard, central heating thermostat control and doors to Bedroom 2 and :-

Bedroom 1 (Front)



13'5" x 11'1" plus recess 3'9" x 3'6" (4.09m x 3.38m plus recess 1.14m x 1.07m)
With fitted carpet, double glazed window with wooden blinds, ceiling light, wall shelf, column radiator, TV point, 6 power points, access to an Insulated Loft with electric light via a pull down ladder and door to:-

En Suite Shower Room



9'3" x 8'5" (maximum) (2.82m x 2.57m (maximum))
With LVT flooring, double glazed window with wooden blinds, 4 downlighters, half tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic shower, built in Storage Cupboard, glass shelf, wall mirror, extractor fan and a chrome heated towel rail/radiator.

Bedroom 2 (Rear)



16'6" x 11'1" maximum (5.03m x 3.38m maximum)
With fitted carpet, double glazed window with wooden blinds, ceiling light, wall shelf, column radiator, TV point, 6 power points and door to:-

En Suite Shower Room



7'6" x 6'9" (2.29m x 2.06m)
With LVT flooring, double glazed window, 4 downlighters, extractor fan, chrome heated towel rail/radiator, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a thermostatic shower, robe hook, glass shelf, wall mirror and half tiled walls,

Externally

Directly to the fore of the Property is a neatly kept Lawned Garden with Young Trees and an Indian Sandstone Paved Patio. There is also a Resin Aggregate Hardstanding allowing for Off Road Parking for 2/3 Vehicles. An Indian Sandstone paved path surround gives access to a good sized private enclosed rear Garden with an Indian Sandstone Paved Patio, a Lawned Garden , Flowering Shrubs, Young Trees and Raised Beds with Bamboo Screening and a Herb Bed.

There is also a:-

Lean to Tool Shed/ Log Store

6'0" x 2'6" (1.83m x 0.76m)

2 Outside Electric Lights. Outside Water Tap. Outside Power Point and a Car Charging Point.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating (Underfloor Heating to Ground Floor and Radiators to First Floor) Double Glazed Windows and Doors. Wall, Floor and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Certificates

The Property has the benefit of a 10 Year Building Certificate with 7 years or so remaining.

Remarks

5 Llain-yr-Eglwys is an exceptional, well appointed modern 2 storey Dwelling House which stands within 400 yards or

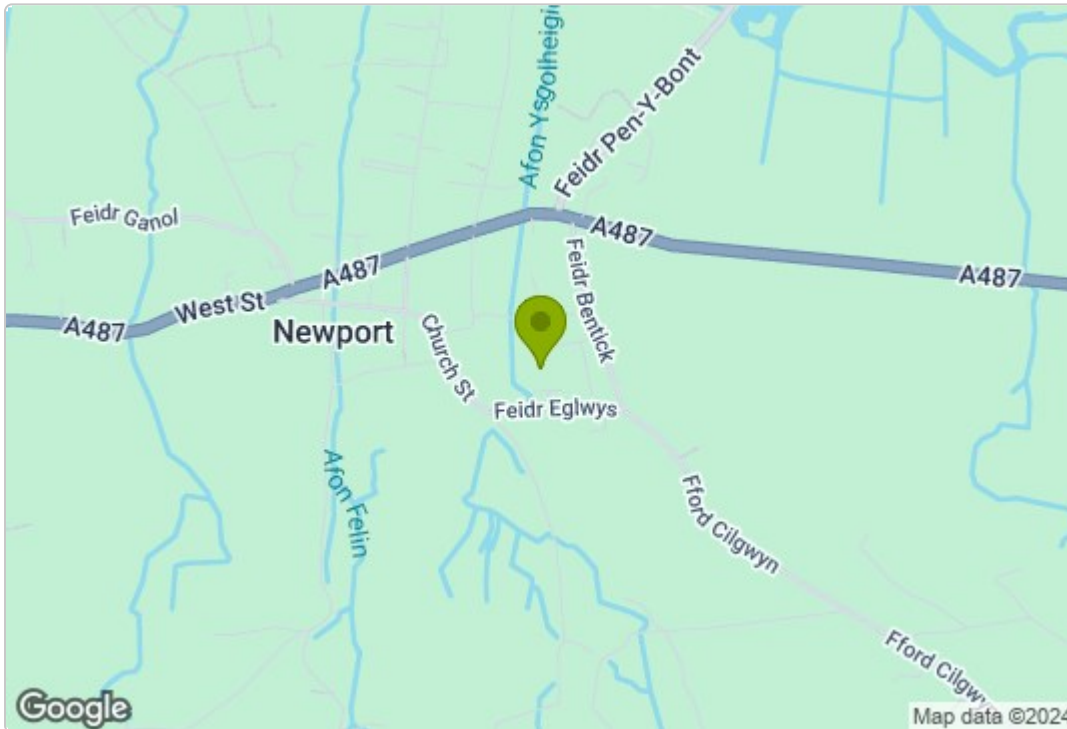
so of Newport Town Centre and the Shops at Market Street. The Property is in excellent decorative order throughout and benefits from Gas Central Heating, Double Glazing and Floor, Wall and Loft Insulation. In addition, it has well maintained front and rear Lawned Gardens with Indian Sandstone Paved Patios, Raised Beds , Young Trees and Flowering Shrubs. There is also a small Tool Shed/ Log Store 6'0" x 2' 6". Directly to the fore of the Property is a Resin Aggregate Hardstanding which allows for Off Road Parking for 2/3 Vehicles. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early Inspection strongly advised.



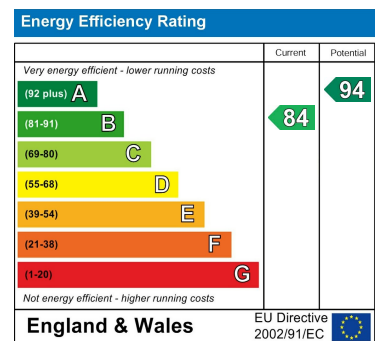
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

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