



6 Swn-y-Nant, Newport, Pembrokeshire, SA42 0PF

Price Guide £389,950

- * An attractive Detached Architect designed Modern 2 storey Dwelling House.
- * Well appointed accommodation including Hall, Cloakroom, Sitting Room, Kitchen/Diner, Utility, Spacious Landing/Study/Work area, 2 Bedrooms and Bathroom.
- * Gas Central Heating, Double Glazed Windows and Doors. Floor, Wall and Roof Insulation.
- * Easily maintained Gardens with Lawned Areas, Raised Slate Chip Beds and Indian Sandstone Paved Patios.
- * Resin Aggregate Hardstanding to fore allowing for Off Road Parking for 2/3 Vehicles.
- * Ideally suited for a Couple, Retirement, Family, Investment or for Holiday Letting purposes.
- * Early inspection essential to appreciate the qualities of this exceptional Detached Dwelling House.

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.

Swn y Nant is a residential cul de sac which forms part of Llain yr Eglwys which is a small residential estate of 21 houses which is accessed off Feidr Bentinck and is within a 350 yard walk of the 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 through the centre of the Town passing The Golden Lion Public House on your left and some 70 yards or so further on, take the turning on the right, signposted to Cilgwyn and Gwaun Valley. Continue on this road for a 100 yards or so passing the turning on your right into Goat Street and some 40 yards or so further on, turn right into Llain-yr-Eglwys. Proceed on this road for 30 yards or so and turn left into Swn-y-Nant. Proceed up the hill for 60 yards or so and 6 Swn-y-Nant is the third Property on the right.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and on entering the Town of Newport, take the first turning on the left, signposted for Cilgwyn and Gwaun Valley. Follow directions as above.

DESCRIPTION

6 Swn-y-Nant comprises a Detached 2 storey Dwelling House of a timber frame construction with an external skin of concrete block with rendered and coloured roughcast elevations under a pitched slate roof. Accommodation is as follows:-

Portico

With a Composite Double Glazed Entrance Door to:-

Hall



16'10" x 8'3" (5.13m x 2.51m)
(maximum). With a LVT Oak effect flooring with underfloor heating, ceiling light, Mains Smoke Detector, staircase to First Floor, 2 power points, central heating thermostat control, understairs cupboard, built in broom/cloaks cupboard with electricity consumer unit and doors to Sitting Room, Kitchen/Diner, Utility and:-

Cloakroom

5'11" x 2'7" (1.80m x 0.79m)
With LVT Oak effect flooring with underfloor heating, white suite of Wash Hand Basin and WC, tiled splashback, Manrose extractor fan, wall mirror/shelf, ceiling light and a coat/robe hook.

Sitting Room



13'10" x 12'1" (4.22m x 3.68m)
(maximum measurement to include bay). With LVT Oak effect flooring with underfloor heating, ceiling light, central heating thermostat control, hardwood painted double glazed bay window, TV point, telephone point and 8 power points.

Kitchen/Dining Room



13'10" x 11'0" (4.22m x 3.35m)
With LVT Oak effect flooring with underfloor heating, central heating thermostat control, 6 downlighters, hardwood painted double glazed French door to a rear Indian Sandstone Paved Patio, 2 hardwood painted double glazed windows either side of the French door, range of fitted floor and wall cupboards with Oak worktops, built in Lamona Electric Single Oven/Grill, Lamona 4 ring Ceramic Hob, built in Lamona Fridge Freezer, built in Lamona Dishwasher, inset single drainer stainless steel sink unit with mixer tap, tiled splashback, appliance points, cooker box, 7 power points, wall shelf, Cooker Hood (externally vented), Mains Smoke Detector (not tested) and a central heating thermostat control.

Utility Room



6'7" x 4'5" (2.01m x 1.35m)
With LVT Oak effect flooring with underfloor heating, Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, floor cupboard with an Oak worktop, hardwood painted double glazed window, carbon monoxide alarm, Manrose extractor fan, ceiling light, concealed power points and appliance points.

First Floor

Landing/Study/Work Area



14'9" x 7'5" (4.50m x 2.26m)
("L" shaped maximum). With fitted carpet, column radiator, hardwood painted double glazed window (affording a sea view) with roller blind, ceiling light, 2 power points, built in Airing/Storage Cupboard and access to an Insulated and part boarded Loft via a wooden pull down ladder.

Bathroom



9'9" x 5'11" (2.97m x 1.80m)

With LVT Oak effect flooring, Chrome heated towel rail/radiator, white suite of Wash Hand Basin, WC and a panelled Bath with a glazed shower screen and a Thermostatic shower over, 3 downlighters, extractor fan, tiled splashback, hardwood painted double glazed window and a wall mirror.

Bedroom 1 (front)



13'0" x 10'" (3.96m x 3.05m)

With fitted carpet, hardwood painted double glazed window with roller blind, column radiator, central heating thermostat control, ceiling light, TV point and 6 power points.

Bedroom 2 (rear)



13'0" x 10'3" (3.96m x 3.12m)

(maximum). With fitted carpet, hardwood painted double glazed window with roller blind, ceiling light, column radiator, TV point, telephone point, central heating thermostat control and 6 power points.

Externally

Directly to the fore of the Property is a small, sloping Lawned Garden together with a Resin Aggregate Hardstanding area which allows for Off Road Parking for 2/3 Vehicles. There are Slate Chip Borders as well as an Indian Sandstone Paved Path Surround to the Property which gives access to a good sized (west facing) Garden which has an Indian Sandstone Paved Patio, a Lawned Garden and a raised Slate Chip Patio with a stone wall boundary and raised Herb/Flower Beds. Distant Sea Views can be enjoyed from the raised Patio area.

3 Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Hardwood painted Double Glazed Windows and rear French Door. Composite Double Glazed front entrance Door. Telephone, subject to British Telecom Regulations. Broadband Connection. Gas Central Heating. Wall, Loft and Floor Insulation.

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

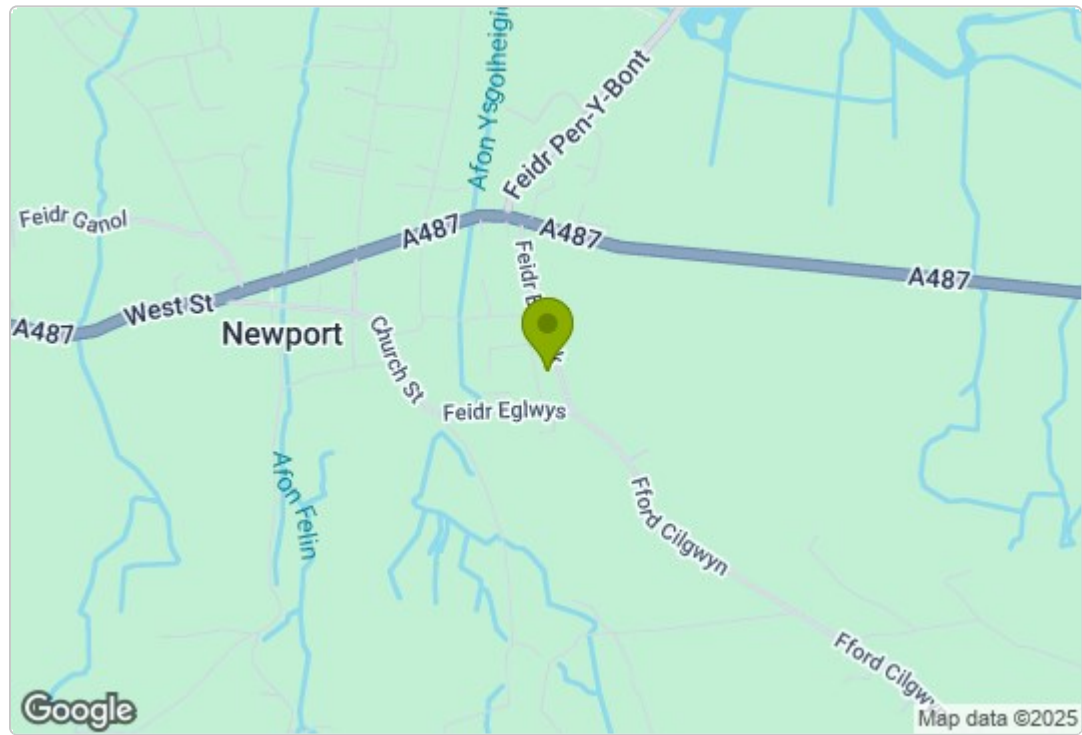
6 Swn-y-Nant is a comfortable, well appointed Detached Dwelling House which stands on this popular small Residential Estate within a short walk of the Town Shopping Centre and it's amenities. The Property is in excellent decorative order throughout and benefits from Gas Central Heating, Double Glazing and Wall, Floor and

Loft Insulation. It has Off Road Parking for 2/3 Vehicles as well as a good sized rear (west facing) Patio Garden. The Property is ideally suited for Retirement, a Family, Investment or for Holiday Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

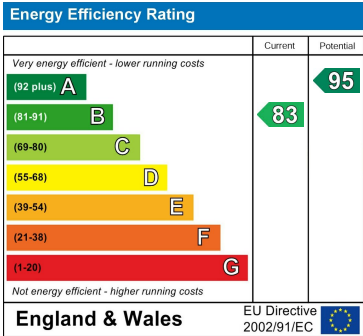
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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