



Trefasser, Upper St Mary's Street, Newport, Pembrokeshire, SA42 0PS

Price Guide £485,000

- * An attractive Double Fronted End of Terrace (of 3) Stone built character Residence.
- * Well appointed 2 Reception, Kitchen, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.
 - * Gas Central Heating. Partial Double Glazing. Loft Insulation.
- * Ornamental Stone/Chipping hardstanding to fore allowing for Off Road Parking for 2 Vehicles.
- * Good sized rear Garden with a large Paved Patio and a good sized Lawned area with Flowering Shrubs.
 - * Ideally suited for Family, Retirement, Holiday Letting or Investment purposes.
- * Inspection essential to appreciate location and character accommodation. Realistic Price Guide. EPC Rating D.

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, a Post Office, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Library, 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, 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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Petrol Filling Stations, a Further Education College and a newly built 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 north east to Cardigan and Aberaeron west to Fishguard and south along the Main A40 Road to Haverfordwest.

Upper St Mary's Street is a popular residential area which runs in a southerly direction off the Main A487 Road towards the Church. Trefasser is situated within 150 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 through the Town Centre and a 100 yards or so further on, take the first turning on the right into Upper St Mary's Street. Trefasser is the third Property on the left. A "For Sale" Board is erected on site.

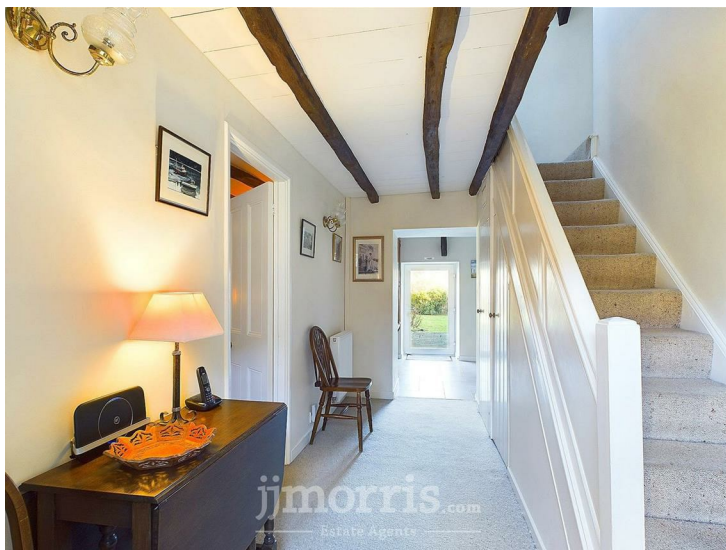
Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and on entering the Town of Newport, proceed past The Golden Lion Public House and some 60 yards or so further on take the first turning on the left into Upper St Mary's Street. Trefasser is the third Property on the left. A "For Sale" Board is erected on site.

DESCRIPTION

Trefasser comprises an End of Terrace (of 3) 2 storey Dwelling House of solid stone construction with stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Hall



16'3" x 7'6" (4.95m x 2.29m)

With fitted carpet, 3 power points, telephone point, open beam ceiling, coat hooks, 2 wall lights, double panelled radiator, understairs cupboard, electricity consumer unit, electricity meter cupboard, mains smoke detector, staircase to First Floor, door opening to Utility Room and doors to Dining Room and:-

A large, bright living room with a blue patterned sofa, a wooden coffee table, a fireplace with a wood burner, and a bookshelf. The room features a large window with blue curtains and a patterned rug.

A bright, modern laundry room with a white front-loading washing machine, a white boiler, and a white radiator. The room has light-colored walls, a tiled floor, and a wooden shelf unit. A doorway leads to a bathroom with a sink and bathtub. A small framed picture hangs on the wall.

With ceramic tile floor, range of fitted floor cupboards with Granite worktops, inset one and a half bowl stainless steel sink unit with mixer tap, double glazed window with roller blind overlooking rear Garden, 6 ceiling spotlights, cooker box, 14 power points, built in Bosch Double Oven/Grill, Bosch 4 ring Ceramic Hob, Bosch Cooker Hood (externally vented) built in Bosch Dishwasher, freestanding fridge freezer, exposed beams, USB points, mains smoke detector (not tested) and access to an Insulated Loft.

Bathroom



6'8" x 6'6" (2.03m x 1.98m)

With ceramic tiled floor, double glazed window with roller blind, suite of panelled Bath with Shower attachment, Wash Hand Basin and WC, glazed folding shower screen, fully tiled walls, ceiling light, toothbrush holder, towel ring, toilet roll holder, towel rail, double panelled radiator and a Manrose extractor fan.

A staircase from the Hall gives access to a:-

Split Level Landing

14'2" x 4'10" (4.32m x 1.47m)

(maximum). With fitted carpet, radiator, painted tongue and groove clad ceiling, ceiling light, 2 Velux windows, Mains Smoke Detector and 1 power point.

Bedroom 1



12'0" x 11'0" maximum (3.66m x 3.35m maximum)

With fitted carpet, single glazed window, exposed beams, painted tongue and groove clad ceiling, radiator, telephone point, fitted double wardrobe with louvre doors and storage cupboards above, ceiling light and 5 power points.

Bedroom 3



11'5" x 9'1" (3.48m x 2.77m)

With pine floorboards, single glazed window, exposed beams, painted tongue and groove clad ceiling, single panelled radiator, built in double wardrobe with louvre doors and storage cupboards above, ceiling light, 2 power points and access to an Insulated Loft.

Bedroom 2



16'3" x 9'9" (4.95m x 2.97m)

With fitted carpet, single glazed window, painted tongue and groove clad ceiling, exposed beams, double panelled radiator, 5 power points, ceiling light and a fitted wardrobe with hanging rail and a concealed pre-lagged hot water cylinder and immersion heater.

Shower Room



7'3" x 4'5" (2.21m x 1.35m)

With vinyl floor covering, part tile surround, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a Mira Jump Electric Shower, toothbrush holder, toilet roll holder, Velux window with blind, stainless steel/glass wall shelf, exposed beam, Chrome heated towel rail/radiator, 3 ceiling spotlight, wall mirror, shaver point, painted tongue and groove clad ceiling and a Manrose extractor fan.

Externally

Directly to the fore of the Property is a Chipping/Ornamental Stone hardstanding area which allows for Off Road Parking for 2 Vehicles. There is a concrete path and gated access at the southern side of the Dwelling House leading to a sizeable rear Garden which includes a Paved and Quarry Tiled Patio, a good sized Lawned Garden, Flowering Shrubs, Hydrangeas, a Bay Tree, Spring Bulbs and a Concrete Hardstanding suitable for a Shed.

Outside Lantern Light and an Outside Water Tap.

The approximate boundaries of the Property are edged in 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. Front elevation windows Single Glazed. Rear elevations windows Double Glazed. uPVC Double Glazed Rear Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

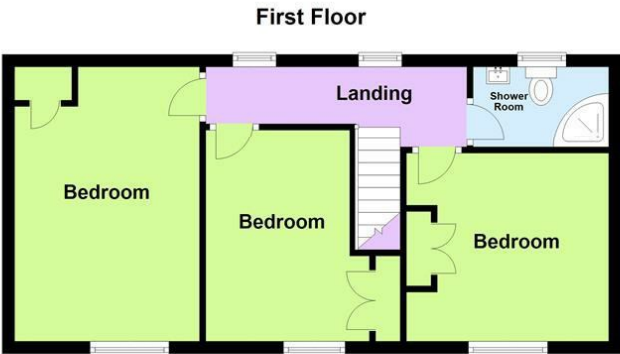
A Pedestrian Access Right of Way exists to a private rear garden in favour of the owner of the cottage opposite between points "A" and "B" on the Plan.

REMARKS

Trefasser is a very successful Holiday Letting Property which stands in one of Newport's most popular residential areas and being well suited to it's existing use or equally well suited for Family, Retirement or as an Owner's Holiday Home. It is in excellent decorative order and has many attractive character features which benefits from Gas Central Heating, Loft Insulation and partial Double Glazing. It has Off Road Parking for 2 Vehicles at the fore together with a good sized rear Lawned Garden with a Paved and Quarry Tiled Patio and Flowering Shrubs. The Property has "Let" for in excess of 182 days annually and on that basis, it qualifies for Small Business Rate Relief. To appreciate the qualities of the Property and indeed it's convenient location in this popular Market Town, early inspection is strongly advised.

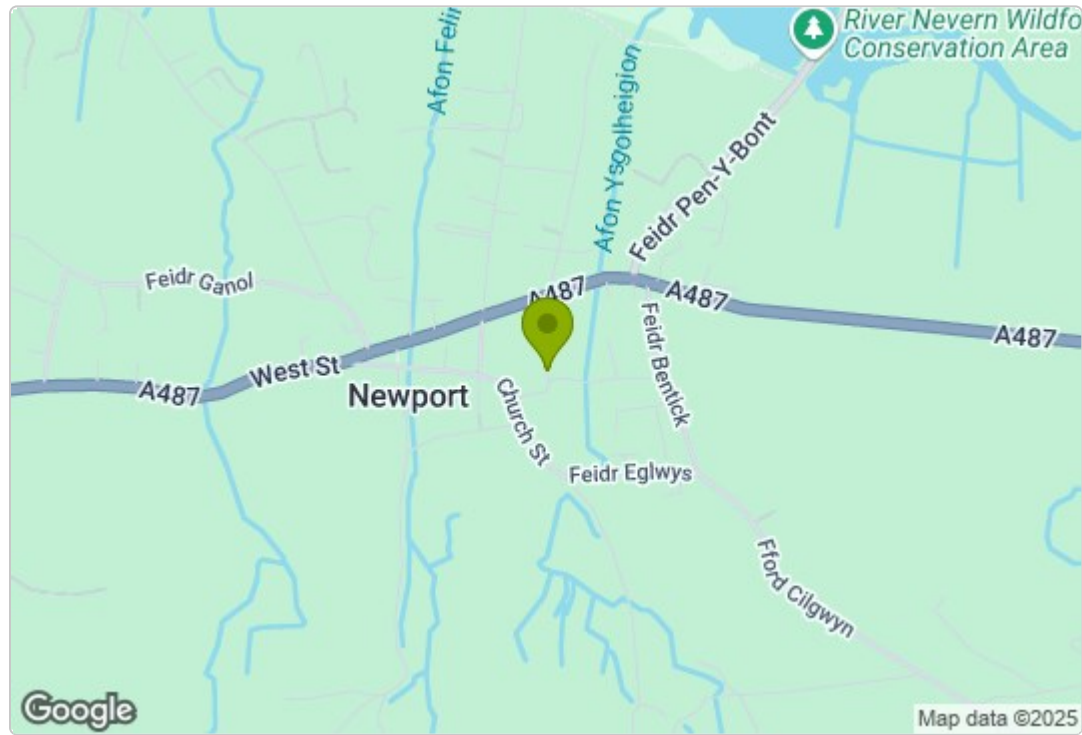


Floor Plan

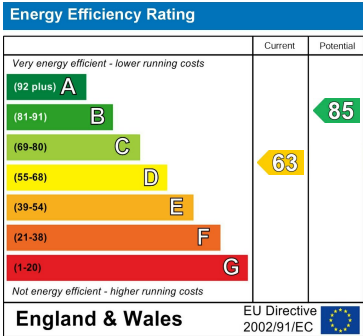


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band -

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com