



Bryn-y-Wawr, Upper St. Mary Street, Newport, Pembrokeshire, SA42 0PS

Price Guide £325,000

An attractive, double fronted Terraced Cottage residence which stands in one of Newport's most popular residential areas and being ideally suited for a Couple, Investment or for Holiday Letting purposes. The Property has a wealth of Character and has the benefit of an Open Plan Kitchen/Living Room (25'0" x 14'0") on the Ground Floor and a Bedroom with an En Suite Bathroom, Shower Room and a Second Bedroom on the First Floor. In addition, it has a Walled Forecourt with Flowering Shrubs and Ornamental Stone areas and on the opposite side of the Council road is a Hardstanding area which allows for Off Road Parking for 1 Vehicle and a private Lawned Garden with Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

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 several 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.

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. The Pembrokeshire Coast Path is also nearby.

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, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets, 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 west to Fishguard and north east to Cardigan and Aberaeron.

Upper St Mary's Street is a popular residential area which runs in a southerly direction off East Street which is the Main A487 Fishguard to Cardigan Road.

Bryn-y-Wawr is situated within 100 yards or so of Newport Town Centre and the Shops at Market Street.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the 4th turning on the right into Upper St Marys Street. Proceed up the hill for 80 yards or so and Bryn-y-Wawr is situated on the right hand side of the road.

Alternatively from Cardigan take the Main A487 road south west for 11 miles and in the town of Newport take the second turning on the left into Upper St Marys Street. Follow directions as above.

Description

Bryn-y-Wawr comprises a Terraced double fronted 2 storey Cottage residence of solid stone construction with natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Stable Door to:-

Sitting/Dining/Kitchen



25'0" x 14'0" (7.62m x 4.27m)

With Oak floorboards, Inglenook Fireplace with a concealed light housing a Scan Anderson Woodburning Stove on a slate hearth, open beam ceiling, 3 wall uplighters, 3 ceiling spotlights, range of fitted floor cupboards with granite worktops and a stainless steel bowl with mixer tap, built in Bosch Single Oven/Grill, Bosch 4 ring Induction Hob, built in refrigerator, built in dishwasher, part tile surround, stainless steel Cooker Hood, cooker box, appliance points, 12 power points, electricity meter and consumer unit cupboard, 3 windows (2 single glazed sash windows to fore and a double glazed window to rear), staircase to First Floor, understairs Storage Cupboard and door to a:-

Boiler/Utility Cupboard

With plumbing for automatic washing machine, shelving, ceramic tile floor, electric light and a Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating).

First Floor

Landing (split level)



8'6" x 5'6" maximum (2.59m x 1.68m maximum)
With Velux window with blind, access to an Insulated Loft, mains smoke detector, ceiling light, 2 power points and doors to Shower Room, Bedroom 2 and:-

Bedroom 1



11'0" x 9'7" (3.35m x 2.92m)
With painted pine floorboards, double panelled radiator, double glazed dormer window, ceiling light, 6 power points, built in wardrobe with cupboard above and door to:-

En Suite Bathroom



6'7" x 5'4" (2.01m x 1.63m)
With fully tiled walls, ceramic tile floor, white suite of panelled Bath with mixer tap and shower attachment, Wash Hand Basin and WC, chrome heated towel rail/radiator, wall mirror, shelf, Manrose extractor fan, 2 downlighters and a Velux window with blind.

Bedroom 2



14'7" x 9'8" (4.45m x 2.95m)
With painted pine floorboards, Velux window with blind, double glazed dormer window, double panelled radiator, ceiling light and 6 power points.

Shower Room



6'1" x 5'7" (1.85m x 1.70m)

With Amtico tile floor, double glazed dormer window with blinds, fully tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a thermostatic shower, towel rail, toilet roll holder, shaver point, extractor fan, 2 downlighters, robe hook, shelf and a dual fuel chrome heated towel rail/radiator.

Externally

There is a stone walled forecourt to the Property with Ornamental Stone Areas with Flowering Shrubs and steps leading off Upper St Mary Street to the front door of the Cottage. On the opposite side of the road is a gravelled hardstanding area which allows for Off Road Parking for 1 Vehicle. Beyond and adjacent to the parking area is an 'L' shaped private Lawned Garden with Conifers, Flowering Shrubs and a Small Garden Shed 6'0" x 4'0".

There is also an Outside Water Tap. Outside Electric Light.

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

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Mainly Double Glazed (2 windows single glazed). Gas Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

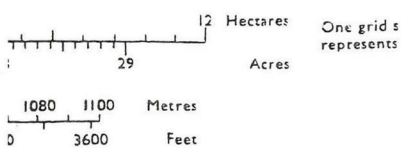
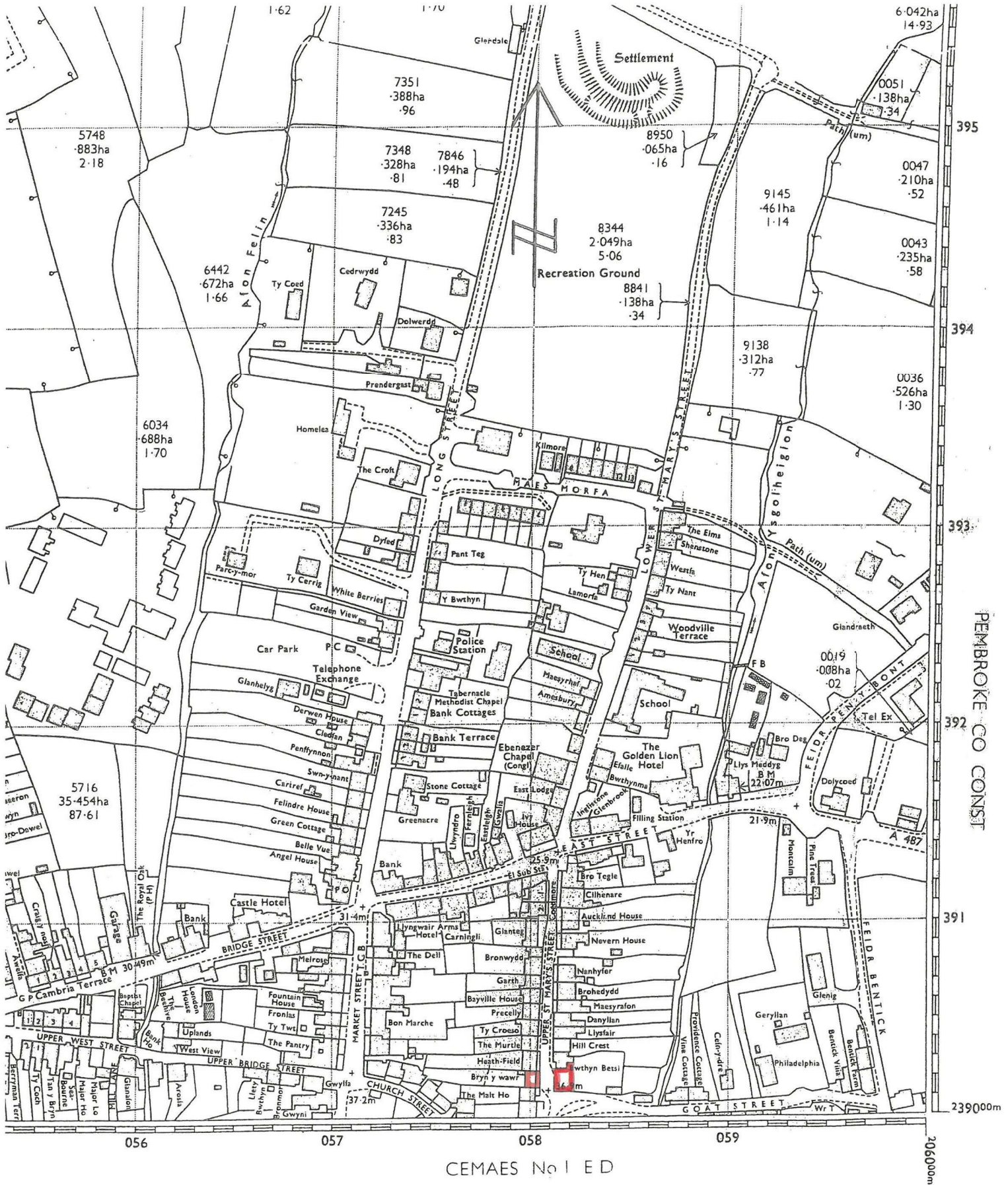
Remarks

Bryn-y-Wawr is an attractive, double fronted Terraced Cottage residence which stands in one of Newport's most popular residential areas and being within 100 yards or so of the centre of the town and the shops at Market Street and Long Street. The Property has a wealth of character and is currently utilised for Holiday Letting, although it is equally well suited for a Couple or as a small Family home. It is in the main Double Glazed and benefits from Gas

Central Heating and Loft Insulation. There is a walled forecourt to the Property and on the opposite side of the road is a hardstanding which allows for Off Road Parking for 1 Vehicle as well as a private Lawned Garden with Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

N.B. Bryn-y-Wawr is currently and has been for years, a Holiday Letting Cottage. It has "Let" for over 182 days for the last 3 years and on that basis, it is eligible for Small Business Rate Relief.

Gross Rental Figures for the Property for the last 3 years are available upon request via the Selling Agents.



Bryn-y-Wawr,
Upper St Mary's Street, Newport, Pembrokeshire.

Ordnance Survey, Southampton.

1 of land.

PLAN NOT TO SCALE

Plan for Identification Purposes Only.

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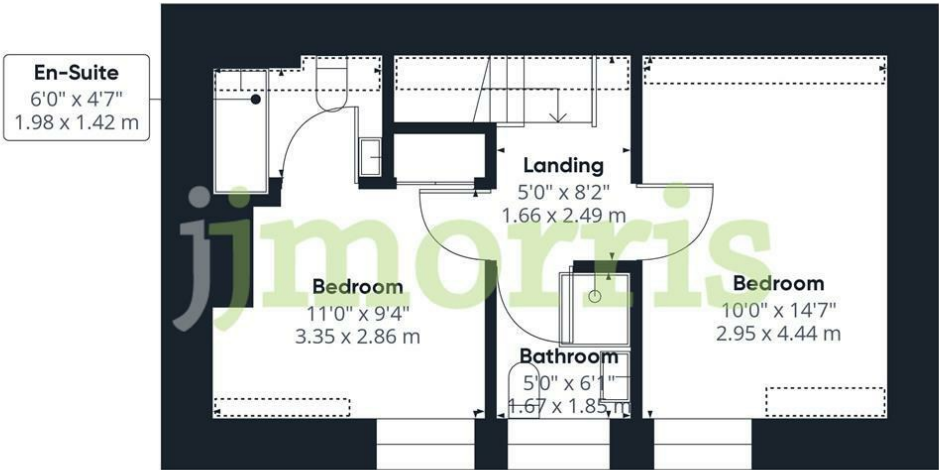
SCOTLAND
Region or Islands Area
District
Not shown

To convert hectares to acres multiply by 2.471 05
To convert acres to hectares multiply by 0.404 69

Floor Plan

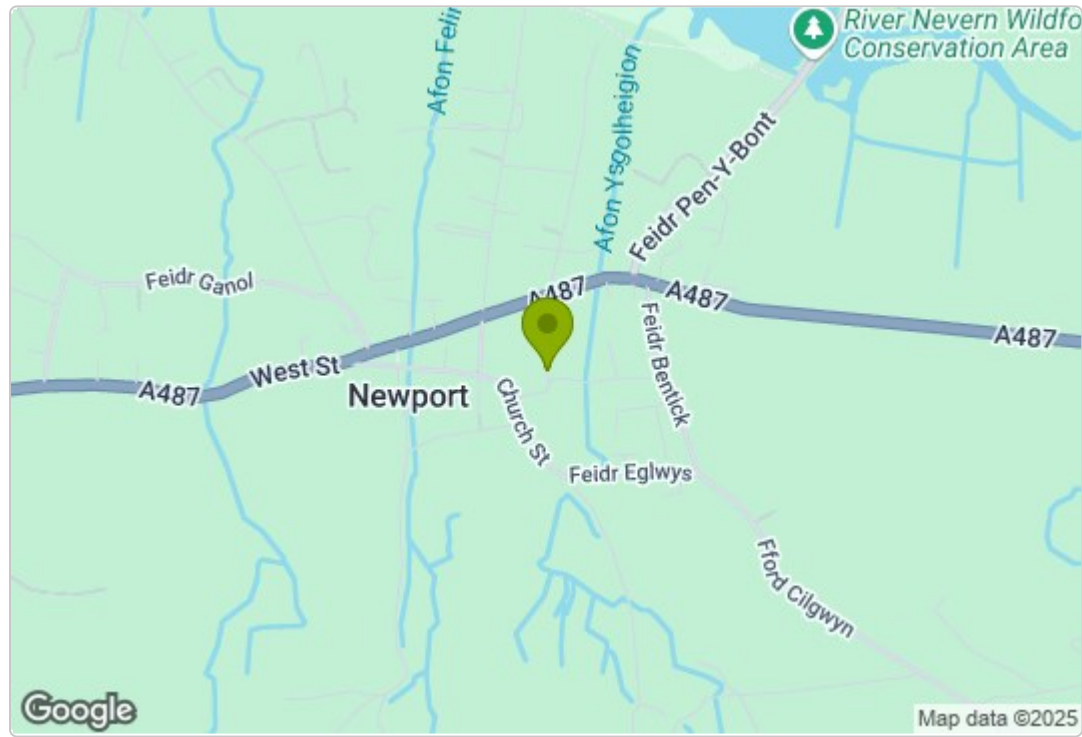


Floor 0

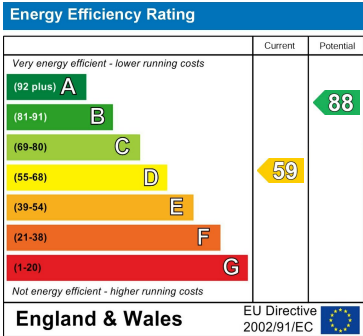


Floor 1

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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