

Grove Park, Pen-y-Bont, Newport, Pembrokeshire, SA42 0LT

Price Guide £875,000

- * An exceptional Victorian 3 storey End of Terrace (of 3) Dwelling House with Off Road Parking for 3 Vehicles.
- * Spacious accommodation inc Hall, Cloakroom, 3 Reception Rooms, Open Plan Kitchen/Diner and Utility Room on Ground Floor.
- * 4 First Floor Bedrooms and a Bathroom. Second Floor Studio/Bedroom 22' x 17' with Kitchenette and En-suite Shower Room.
- * Garden Room/Annexe with Bedroom, Sitting Room and a Shower Room which is ideal for AirBnB, Home Office or Letting.
- * Wall and Rail Forecourt. Good sized rear Lawned Garden with a Large Paved Patio, Flowering Shrubs and a Garden Shed.
- * All Mains Services. Gas Central Heating. Double Glazing throughout and Roof/Loft Insulation.
- * Ideally suited for Family or Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

SITUATION

Grove Park is situated on the edge of the town of Newport within 150 yards or so of the Iron Bridge and fronting onto the Newport to Moylegrove Council Road at Pen-y-Bont.

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (7 miles west) and the other well-known Market Town of Cardigan (11 miles north east).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Cafes, Restaurants, Take-Aways, Hotels, Art Galleries, a Tourist Information Centre, Post Office, a Library, Yachting and Boating Club, a Memorial/Community Hall, Repair Garage, a Dental Surgery and a Health Centre.

The Nevern Estuary is within a short walk and the Beach at The Parrog is within a half a mile or so of the Property which provides excellent Boating and Mooring facilities. Also close by are the other well-known sandy beaches and coves at Newport Sands, Ceibwr, 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.

Within 2 miles or so by road is the 18 Hole Newport Golf Links Resort at Newport Sands.

The River Nevern being close by, provides good Salmon, Sewin (Sea Trout) and Trout fishing. Also within easy reach is the Open Countryside and Carningli Mountain which provides 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Post Office, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and newly built Cottage/Day 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.

Pen-y-Bont is the roadway which leads off the Main A487 Road in the direction of Newport Sands and Moylegrove. Grove Park stands inset off Pen-y-Bont Road and is within 500 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

DIRECTIONS

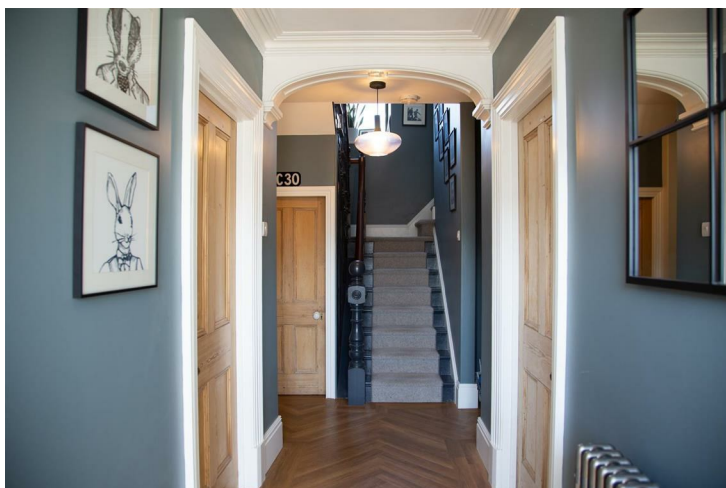
From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, proceed through the Town passing The Golden Lion Public House on your left and some 50 yards or so further on, take the turning on the left, signposted to Moylegrove and Newport Sands. Continue on this road for 250 yards or so and Grove Park is situated on the left hand side of the road. 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, take the turning on the right, signposted to Moylegrove and Newport Sands. Follow directions as above.

DESCRIPTION

Grove Park comprises an End of Terrace (of 3) 3 storey Victorian Dwelling House of solid stone construction with rendered and coloured roughcast front elevation and natural stone faced elevations under a pitched slate roof. There is a single storey extension to the rear of the Property of cavity concrete block construction with rendered elevations under a flat rubberoid roof. Accommodation is as follows:-

Painted Entrance Door with light over leading to: Hall



17'0" x 10'6" (5.18m x 3.20m)
("T" shaped maximum). With an Amtico wood floor, attractive cornice, ceiling rose, 2 ceiling lights, meter cupboard, telephone point, 2 power points, staircase to First Floor, opening to Snug and doors to Cloakroom and:-

Understairs Storeroom

With fitted shelves and electric light.

Television Room



15 x 10'4 (4.57m x 3.15m)

With Pine floorboards, fireplace housing a wood burning Stove on a Slate Hearth, attractive cornice, ceiling light, picture rail, column radiator, double glazed bay (sash) window. TV point and 6 power points.

Cloakroom

7'0" x 3'0" (2.13m x 0.91m)

With ceramic tile floor, white suite of WC and Wash Hand Basin, extractor fan and ceiling light.

Snug



12'6" x 9'9" (3.81m x 2.97m)

With an Amtico Oak floor, 3 ceiling lights, raised Woodburning Stove on a Slate hearth with wood storage areas beneath, column radiator, 6 power points, opening to Kitchen/Dining Room and aluminium glazed double doors to:-

Sitting Room



15'0" x 11'7" (4.57m x 3.53m)

With an Amtico Oak Wood floor, attractive cornice, ceiling rose, ceiling light, picture rail, Victorian Slate, Cast Iron and Tile open fireplace with a tiled hearth, 2 alcoves with shelves and cupboards below, double glazed bay (sash) window, column radiator and 6 power points.

Kitchen/Dining Room



24'0" x 16'0" (7.32m x 4.88m)

(maximum). With an Amtico Oak floor, a Symphony fitted Kitchen with floor and wall cupboards, inset one and a half bowl stainless steel sink unit with mixer tap, Quartz worktops, Aga 2 Oven Gas Range (heating and cooking only), built in Bosch Fridge Freezer, built in Bosch dishwasher, Elica Induction Hob with built in extractor unit, Oak wall shelves, 21 downlighters, Breakfast Bar with Quartz worktop and 2 suspended lights over, appliance points, ample power points, tiled splashback to Aga, uPVC double glazed window to rear with Slate windowsill, aluminium double glazed bi-fold doors with blinds to a large Slate Paved Patio and Pine door to:-

Utility Room



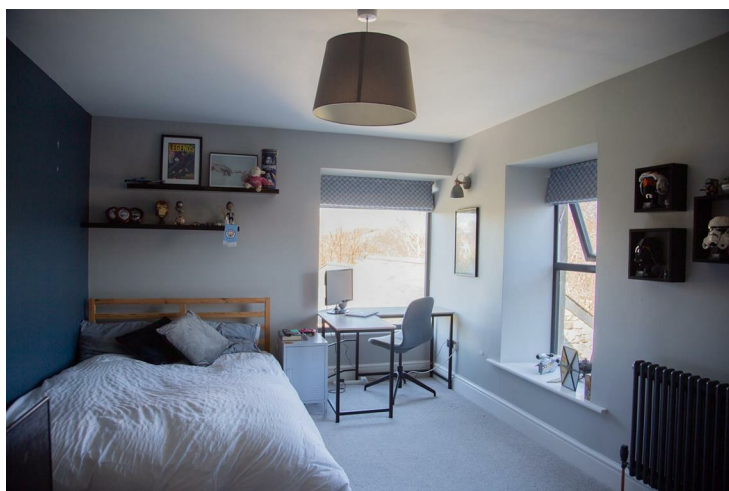
10'7" x 9'6" (3.23m x 2.90m)
(maximum). With a Ceramic tile and Slate floor, uPVC double glazed door to exterior, range of floor cupboards, plumbing for washing machine, Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating), pressurised hot water cylinder, Honeywell Central Heating Timeswitch, Porcelain sink unit with mixer tap, wall shelves, power points, 2 ceiling lights, coat hooks and an electricity consumer unit.

A staircase from the Hall gives access to a:-

Half Landing

6'3" x 3'0" (1.91m x 0.91m)
(approx). With fitted carpet, 2 power points, uPVC double glazed window to rear, stairs to Main Landing and a short flight of stairs to:-

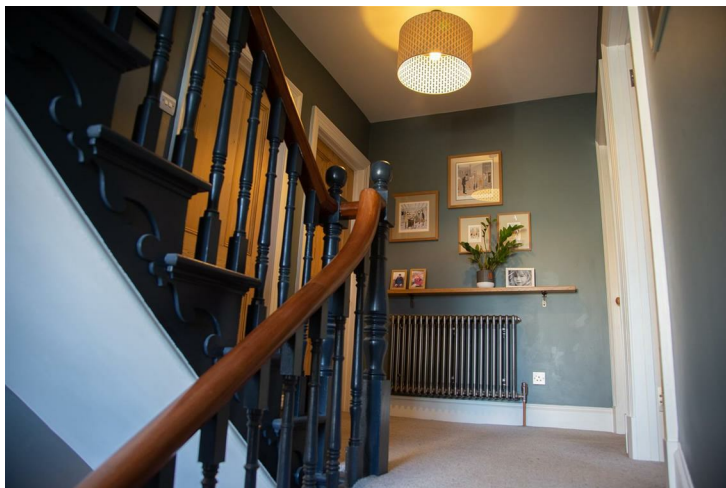
Bedroom 3 (rear)



17'0" x 10'8" (5.18m x 3.25m)
(maximum measurement). With fitted carpet, 2 uPVC double glazed windows (affording Estuary views), column radiator, ceiling light, power points and access to a Boarded and Insulated Loft.

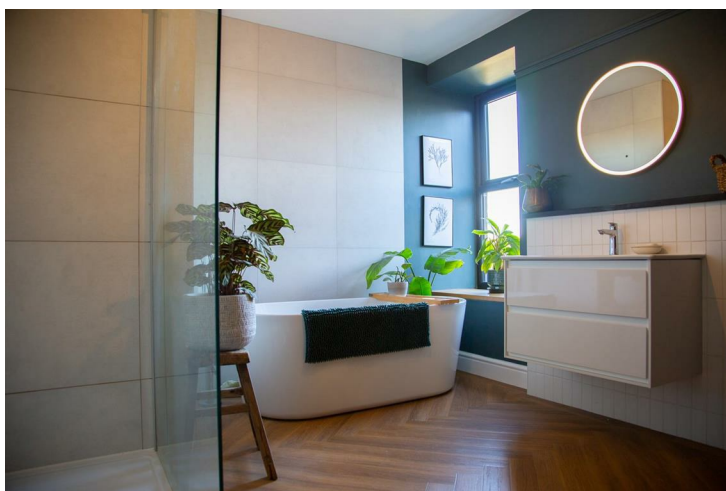
First Floor

Landing



8'0" x 6'6" (2.44m x 1.98m)
With fitted carpet, ceiling light, 1 power point, staircase to Second Floor and doors to Bedrooms and:-

Bathroom



12'3" x 10'4" (3.73m x 3.15m)
With an Amtico Oak floor with underfloor heating, uPVC double glazed window with Oak sill (affording Estuary views), white suite of WC, Wash Hand Basin in a vanity surround, freestanding Bath with Shower attachment and a glazed and tiled Shower Cubicle with a Thermostatic Shower, fitted cupboards, ceiling light, shaver point, electrically heated stainless steel towel rail/radiator, wall mirror, picture rail and a tiled splashback.

Bedroom 1 (front)



15'4" x 14'0" (4.67m x 4.27m)

With fitted carpet, 2 double glazed windows (One Bay) affording Rural views to Carningli Mountain, picture rail, ceiling light, column radiator, USB points and 8 power points.

Bedroom 2 (front)



15'3" x 13'0" (4.65m x 3.96m)

With fitted carpet, 2 double glazed sash windows (One Bay) affording Rural views to Carningli Mountain, picture rail, column radiator, ceiling light, USB points and 6 power points.

Bedroom 4 (rear)



14'2" x 9'9" (4.32m x 2.97m)

With fitted carpet, column radiator, uPVC double glazed windows (affording Estuary views), picture rail, ceiling light, single glazed Gothic window, ceiling light, 8 power points and a USB point.

A staircase from the Main Landing gives access to a:-

Half Landing

6'3" x 3'3" (1.91m x 0.99m)

With fitted carpet and stair to:-

Second Floor Studio/Bedroom



22'2" x 17'0" (6.76m x 5.18m)

(maximum measurement). With an engineered Oak floor, 3 Velux windows (affording Estuary views and Rural views to Carningli Mountain), 3 ceiling lights, exposed "A" frames, built in wardrobe, built in under eaves storage cupboards along one wall, ample power points, 2 wall mounted Electric panel heaters, built in Storage Cupboard and door to En-Suite Shower Room and an opening to:-

Kitchenette



4'9" x 4'8" (1.45m x 1.42m)

With floor cupboards, stainless steel bowl with mixer tap, Oak floorboards, wall light and 2 power points.

En Suite Shower Room

10'10" x 4'6" (3.30m x 1.37m)

With a ceramic tile floor with Electric Underfloor Heating, uPVC double glazed window with Slate sill, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, ceiling light, undereaves storage cupboard and an electrically heated vertical designer radiator.

Externally



To the rear of the Property is a Detached Annexe/Cottage known as:-

The Garden Room

The Garden Room is a single storey Building of predominantly solid stone construction with stone faced elevations under a pitched slate roof. It has accommodation as follows:-

uPVC Double Glazed door to:-

Bedroom



12'0" x 10'0" (3.66m x 3.05m)

With Pine floorboards, open beam ceiling, 2 hardwood painted double glazed windows, ceiling light, power points, column radiator, built in wardrobe, fitted Pine headboard, door to En-Suite Shower Room and an opening to:-

Sitting Room



9'3" x 8'3" (2.82m x 2.51m)

With Pine floorboards, ceiling light, power points, wall mounted electric radiator, 8 power points and double glazed French doors to private enclosed Ornamental Stone Patio.

Shower Room



9'4" x 4'8" (2.84m x 1.42m)

With fitted carpet, uPVC double glazed window, open beam ceiling, ceiling light, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, toilet roll holder, shaver point and a Chrome electrically heated towel rail/radiator.

There is a stone wall and railed forecourt to the Property with Ornamental Stone areas with Flower Beds and Flowering Shrubs. A Block Pavior Path at the side of the property leads to a Slate Paved Patio with a pedestrian door giving access to a large Slate Paved Patio area which leads onto a good sized Lawned Garden with a Raised Bed and Flowering Shrubs. There is also a:-

Timber Garden Shed

12'0" x 10'0" (3.66m x 3.05m)

Which has a pitched box profile roof.

4 Outside Electric Lights, Festoon Lights 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.

Parking



There is Vehicle Parking directly to the fore of the

Property as well as a Tarmacadam Vehicle Parking Space for 3 Vehicles within 25 yards or so of the Property.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazed throughout (Front Elevation is Hardwood Painted Double Glazed Sash Windows, whereas the remaining rear elevation and gable Windows are uPVC Double Glazed. Aluminium coated Double Glazed Bifold Door leading from Kitchen/Diner to rear Slate Paved Patio. Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Pedestrian Access Rights of Ways exist in favour of 2 Properties over the Path at the side of Grove Park and over the Slate Paved Patio at the rear.

REMARKS

Grove Park is an exceptionally fine 3 storey Character Victorian Residence which is in excellent decorative order throughout and being ideally suited for Family or Retirement purposes. It has spacious, well appointed accommodation benefiting from a Reception Hall, Cloakroom, 3 Reception Rooms, a 24'0" x 16'0" Kitchen/Dining Room, Utility Room, 4 Bedrooms and a Bathroom on the First Floor and a Studio Bedroom with En Suite Shower Room and Kitchenette on the Second Floor. The Property has a Wall and Railed Forecourt and to the rear is a large Slate Paved Patio and a good sized Lawned Garden from where Estuary Views can be enjoyed. In addition, there is an Annexe/Cottage known as The Garden Room which has a Bedroom, Living Room and an En-Suite Shower Room and being ideally suited as a Home Office, AirBnB or for Holiday or Permanent Letting. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





CEMAES No 1 ED

Grove Park, Pen-y-Bont, Newport, Pembrokeshire.

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Scale 1/2500
Plan for Identification Purposes Only

© Ordnance Survey, Southampton.

COMPILATION DATA

↑ (b) Jan 1976	↑ (b) Feb 1976
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Levelled.....J95
Boundaries.....Apr
M H W.....

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

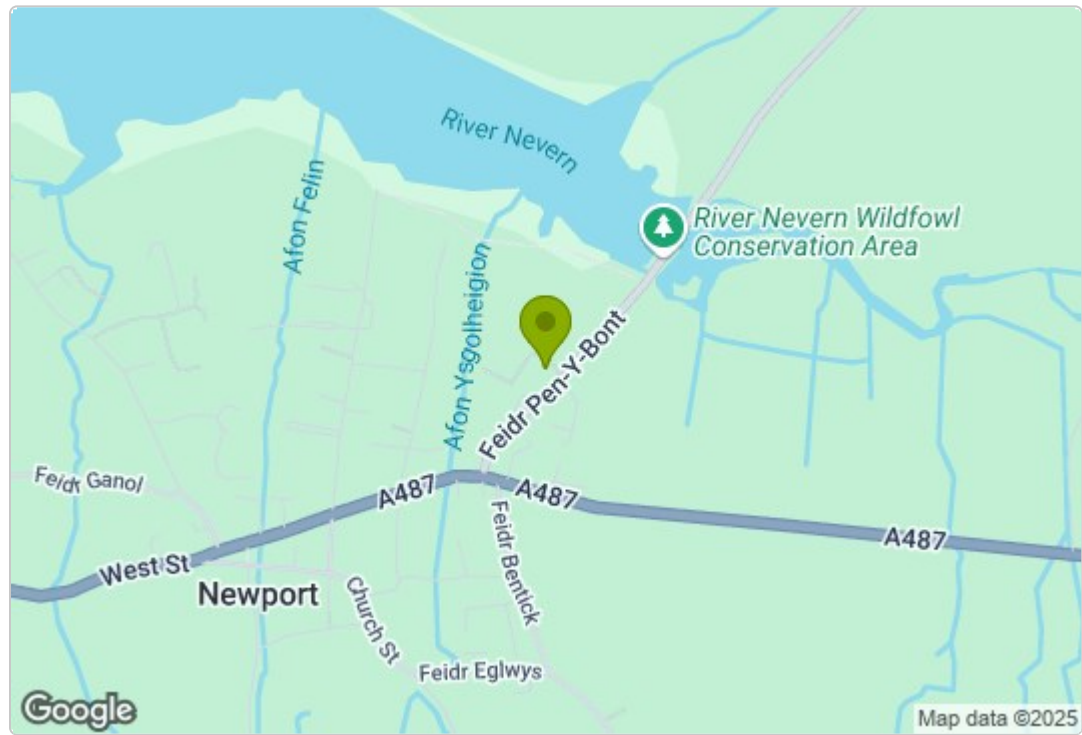
↑ 1:2500 scale * 1:1250 scale (photographically reduced)

Floor Plan

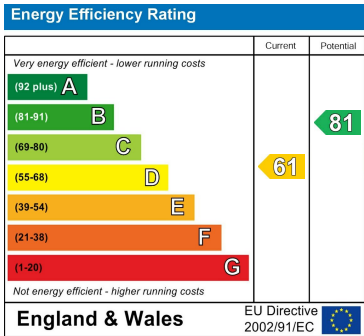


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - F

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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