



Westfield, Parrog, Newport, Pembrokeshire, SA42 0RP

Price Guide £695,000

- *An attractive double fronted Semi Detached 3 storey Private Residence.
- *Spacious Hall, 3 Reception, Kitchen, 4/5 Bedrooms, Bathroom and Separate WC accommodation.
- *Gas Central Heating, Single Glazed Windows and Roof/Loft Insulation.
- *Useful range of Outbuildings including Utility Shed, small Garage, Workshop and a former Pigsty.
- *Good sized Lawned Garden with Slate Paved Patio, Flowering Shrubs, Apple and Pear Trees and Flower Beds.
- *Gated access to Rear Garden onto Parrog Road which would allow for Off Road Vehicle/Boat Parking Space.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating "E".

Situation

Westfield is situated within 100 yards or so of the beach at The Parrog and is within half a mile or so of Newport Town Centre and the Shops at Market Street and Long Street.

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, Art Galleries, a Memorial/Community Hall, Repair Garage, Tourist Information Centre, a Spar Store, Health Centre and Dental Surgery.

The Pembrokeshire Coastline and the Beach at The Parrog is within 120 yards 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 which briefly include 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 newly built 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, south to Haverfordwest and north east to Cardigan and Aberaeron.

Parrog is predominantly a residential area which overlooks

The Nevern Estuary, Parrog Beach and Newport Bay and is situated within half a mile or so of the centre of Newport and the shops at Market Street and Long Street.

Westfield fronts onto Parrog Road and is within half a mile or so of the Main A487 Fishguard to Cardigan Road and the Town Centre.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the second turning on the left into Parrog Road. Continue on this road for 700 yards or so and Westfield is the second (rendered) Semi Detached property on the right hand side of the road some 50 yards or so prior to the Car Park at The Parrog. A 'For Sale' board is erected on site.

Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and in the town of Newport take the fourth turning on the right into Parrog Road. Follows directions as above.

Description

Westfield comprises a semi detached 3 storey residence of solid stone construction with rendered and coloured elevations and stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Ground Floor

Porch

4'4" x 3'10" (1.32m x 1.17m)

With a mosaic tile floor, dado rail, electricity meter and consumer unit and glazed double doors to:-

Hall



15'3" x 6'0" maximum (4.65m x 1.83m maximum)

With ceramic tile floor, 2 ceiling lights, understairs cupboard, coat hooks, staircase to First Floor, opening to Dining Room and doors to Sitting Room and:-

Living Room



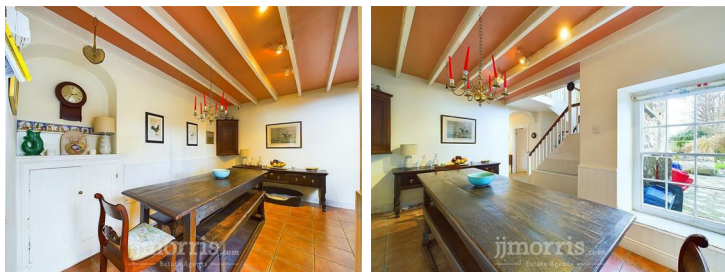
23'0" x 11'2" maximum (7.01m x 3.40m maximum)
With fitted carpet, marble and cast iron open fireplace with slate hearth, single glazed sash window, open beam ceiling, 2 alcoves, radiator, telephone point, 5 power points, 4 ceiling spotlight and a 2 ceiling spotlight, TV aerial cable and a half glazed Stable Door to Rear Patio and Garden.

Sitting Room



13'0" x 9'2" (3.96m x 2.79m)
With ceramic tile floor, single glazed sash window, double panelled radiator, ceiling light and 2 power points.

Dining Room



14'5" x 9'5" (4.39m x 2.87m)
With ceramic tile floor, open beam ceiling, double panelled radiator, single glazed sash window, 3 ceiling spotlights, alcove with cupboard below, central heating thermostat control, 4 power points and door to:-

Kitchen



13'4" x 10'5" (4.06m x 3.18m)

With quarry tile floor, range of fitted floor and wall cupboards, inset single drainer silk quartz sink unit with mixer tap, open beam ceiling, Inglenook Fireplace with extractor fan and a Leisure freestanding Cooker Range with Gas Hob, Electric Ovens and Grill, single glazed sash window, cooker box, 6 power points, appliance points, Icking refrigerator, Bosch dishwasher and a hardwood painted double glazed Stable Door to Rear Garden.

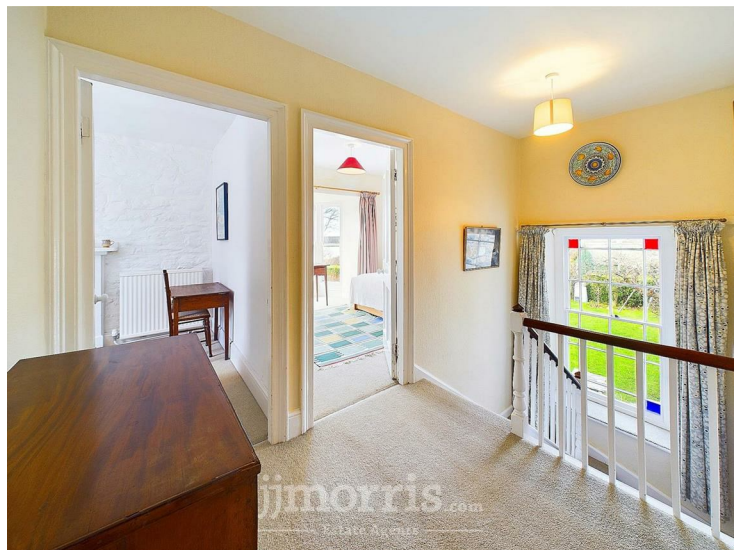
A staircase from the Hall gives access to a:-

Split Level Half Landing

With a single glazed stained glass window to rear and stairs to:-

First Floor

Landing



7'2" x 5'8" (2.18m x 1.73m)

With fitted carpet, ceiling light and doors to Bedrooms.

Bedroom 1 (Front)



13'4" x 12'4" maximum (4.06m x 3.76m maximum)
With fitted carpet, single glazed sash window, cast iron feature fireplace with a painted pine surround, double panelled radiator, whitened natural stone walls, ceiling light and 4 power points.

Bedroom 2 (Front)



13'0" x 11'10" (3.96m x 3.61m)
With fitted carpet, single glazed sash window, double panelled radiator, ceiling light and 5 power points.

Bedroom 3 (Rear)



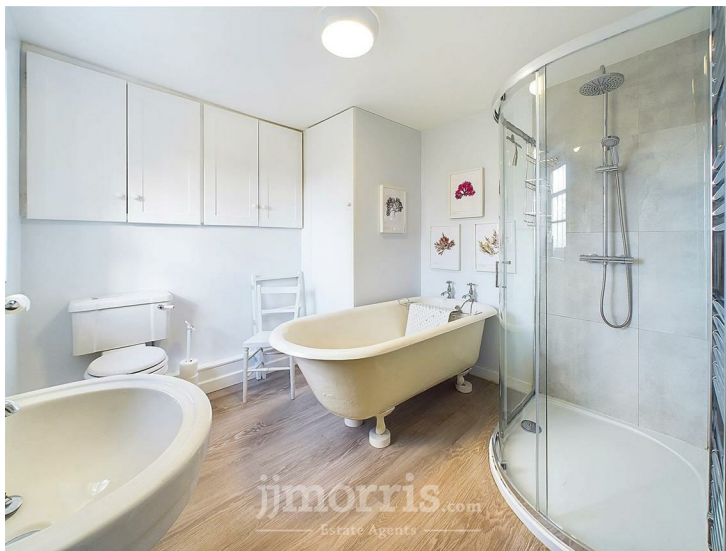
12'0" x 9'8" (3.66m x 2.95m)
With 2 single glazed sash windows (bay window affording Sea and Estuary views), fitted carpet, ceiling light, radiator and 3 power points.

Inner Landing/Bedroom 5



15'7" x 9'8" maximum (4.75m x 2.95m maximum)
With fitted carpet, double panelled radiator, pine staircase to Second Floor, ceiling light, 3 power points, single glazed sash window (affording sea views), access to an Insulated and part Boarded Loft (over Inner Landing and Bathroom) and a half glazed door to:-

Bathroom



12'2" x 9'1" (3.71m x 2.77m)
With LVT wood effect floor, white suite of Cast Iron Roll Top Bath, Wash Hand Basin, WC and a glazed and tiled Quadrant Shower with a thermostatic shower, single glazed sash window, tile splashback, chrome heated towel rail/radiator, towel ring, toilet roll holder, wall cupboard housing a Worcester wall mounted Gas Boiler (heating domestic hot water and firing central heating) and an Airing Cupboard with a pressurised hot water cylinder and immersion heater.

Second Floor

Landing

11'0" x 6'0" approx (3.35m x 1.83m approx)
With fitted carpet, Velux window, exposed beams, ceiling light, door to Studio/Bedroom 4 and:-

Separate WC

6'3" x 3'0" approx (1.91m x 0.91m approx)

With vinyl floor covering, suite of Wash Hand Basin and WC, ceiling light, toilet roll holder, shaver light/point, wall mirror, tile splashback, exposed beams and a sloping ceiling.

Studio/Bedroom 4



18'3" x 15'0" (5.56m x 4.57m)

With fitted carpet, 2 Velux windows with blinds (affording Coastal Sea Views to Morfa Head as well as Nevern Estuary views), hardwood (9 pane) single glazed gable window, exposed 'A' frames, ceiling light, 5 power points, fitted wardrobes and cupboard with shelves and access to undereaves storage space.

Externally



A pedestrian gated access off Parrog Road leads to a concrete and slate path which leads to a slate and concrete patio and a good sized triangular shaped Lawned Garden with Flowering Shrubs, Hydrangeas, Flower Beds ,Apple and Pear Trees. The Garden has the benefit of a gated access (suitable for a small Vehicle or a Boat) onto Parrog Road and in addition, there are a range of Outbuildings as follows:-

Workshop

11'6" x 7'2" (3.51m x 2.18m)

Of stone construction with a pitched slate roof with strip light and 2 power points.

Former Pig Sty/Bin Store

Of stone construction with a slate roof.

Utility Shed

10'4" x 8'0" (3.15m x 2.44m)

Of concrete block construction with a corrugated cement fibre roof. It has a single drainer stainless steel sink unit with hot and cold, plumbing for automatic washing machine, strip light, 5 power points, a glazed and tiled Shower Cubicle with a thermostatic shower and door to a:-

Separate WC

Adjoining is a:-

Garage/Store Shed

11'4" x 10'6" (3.45m x 3.20m)

Of concrete block construction with a corrugated cement fibre roof. It has a metal up and over door, strip light and 2 power points. There is also a:-

Timber Summerhouse

8'0" x 8'0" (2.44m x 2.44m)

Outside Water Tap and 3 Outside Electric Light (2 solar lights).

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

Services

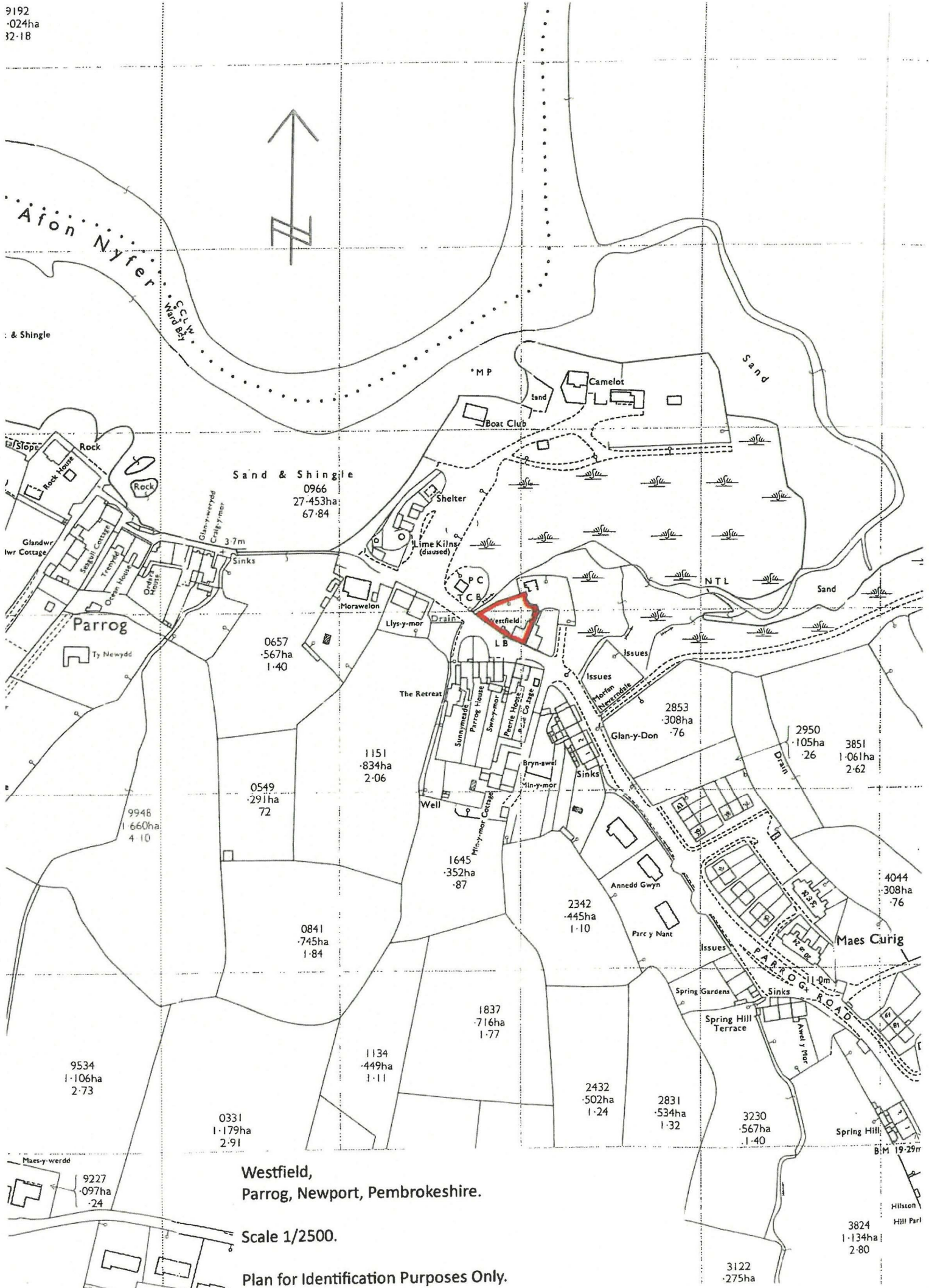
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Single Glazed Windows. Hardwood Double Glazed Stable Doors. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

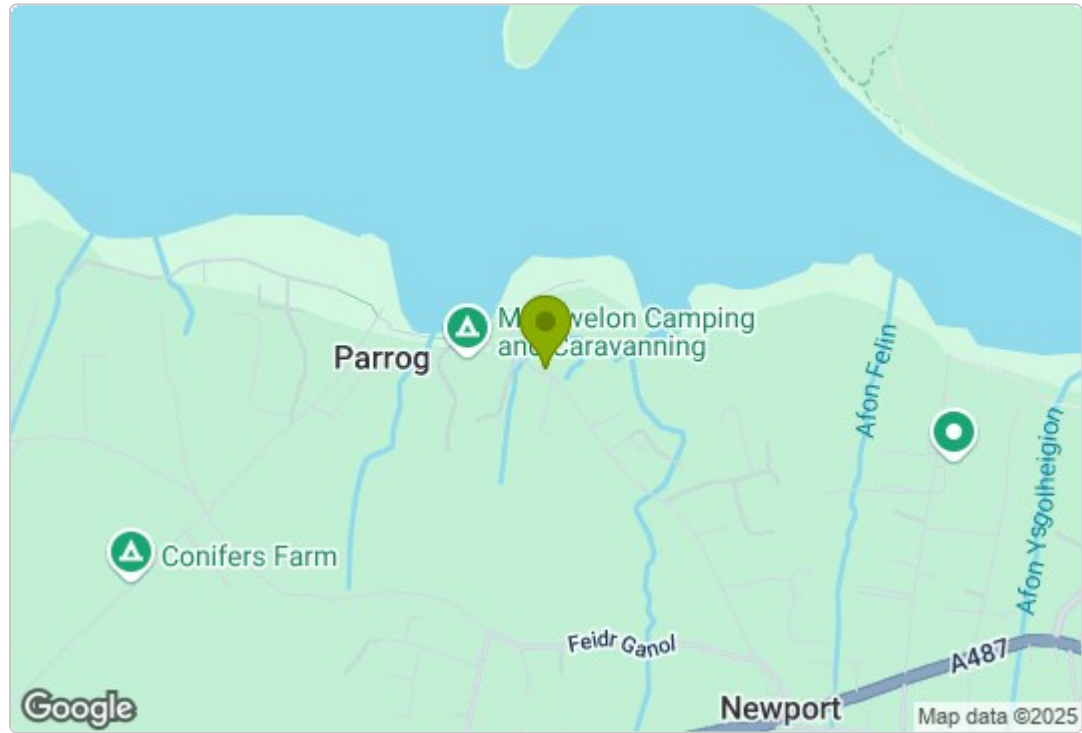
Westfield is a substantial and attractive double fronted Victorian Semi Detached 3 storey (stone built) Residence which stands in a delightful location in its own good sized gardens from where Coastal Sea and Nevern Estuary Views can be enjoyed. The Property benefits from Gas Central Heating, Single Glazed Sash Windows and Roof/Loft Insulation. The Property is in the main in good decorative order, although it is in need of some modernisation and improvement work. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. To appreciate the qualities of the Property and indeed the character accommodation, location, gardens and views, inspection is essential and strongly advised.



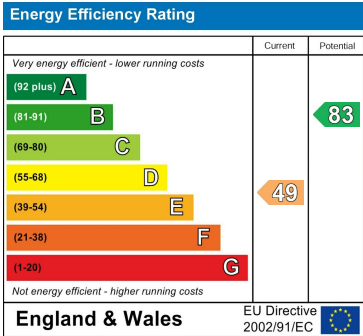
Floor Plan



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

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