



Springbrook 3 Springhill Terrace, Parrog Road, Newport, Pembs, SA42 0RJ

Price Guide £350,000

- * A delightfully situated double fronted End of Terrace (of three) 2 storey Cottage Residence.
- * Comfortable 2 Reception, Kitchen/Breakfast, 3 Bedrooms and Bathroom accommodation.
- * Partial Economy 7 Electric Heating. Single Glazed and uPVC Double Glazing. Mainly Boarded and Insulated Loft.
- * Lean-to Garage 16'0" x 9'9" and an Outside WC. Small Lawned Garden to fore and a tarmacadamed hardstanding allowing for Off Road Vehicle Parking Space and giving access to the Garage.
- * Good sized, gently sloping rear Lawned Garden with Apple Trees and Flowering Shrubs.
 - * The Property is in need of modernisation, updating and refurbishment.
 - * Ideally suited for a Family, Retirement, Investment or for Holiday Letting.
 - * Sea views to Newport Bay as well as Rural views to Carningli Mountain.
 - * Early inspection strongly advised. Realistic Price Guide. EPC Rating F.

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 a quarter of 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. Spring Brook is also situated within a Conservation area.

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, Art Galleries, a Cinema/Theatre, Supermarkets, a Cinema/Theatre, 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.

Parrog Road is a popular Residential area which runs in a north westerly direction off West Street towards the beach at The Parrog and the Coast. Spring Brook is situated within 600 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

DIRECTIONS

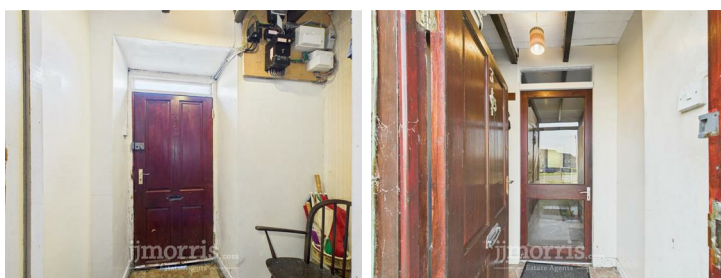
From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the second turning on the left into Parrog Road. Continue on this road for a third of a mile or so and where the road widens, turn left into a lay-by and Springbrook is the inner Property of three on the left hand side of the road. A "For Sale" Board is erected on site.

DESCRIPTION

Springbrook comprises an End of Terrace (of three) 2 storey Cottage Residence of solid stone construction with mainly natural stone faced elevations and part uPVC clad elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

Ground Floor

Porch



6'6" x 4'0" (1.98m x 1.22m)

With electricity meter and fuse box, ceiling light, coat hooks and a glazed door to:-

Sitting Room



14'10" x 9'2" (4.52m x 2.79m)

With fitted carpet, uPVC double glazed window (affording a distant Sea view), Dimplex Storage Heater, open beam ceiling, Stone open fireplace, understairs cupboard, staircase to First Floor, Mains Smoke Detector, ceiling light, 5 power points, half glazed door to Kitchen and door to:-

Dining Room



14'10" x 9'2" (4.52m x 2.79m)

With fitted carpet, uPVC double glazed window (affording a distant Sea view), Stone open fireplace with quarry tiled hearth, open beam ceiling, Creda Storage Heater, TV point, 3 power points and glazed door to:-

Kitchen/Breakfast Room



24'9" x 8'3" (7.54m x 2.51m)

With vinyl floor covering, Solid Fuel Rayburn Range (heating domestic hot water and cooking), single glazed window to rear, open beam ceiling, single drainer stainless steel sink unit with companion unit and hot and cold, Dimplex wall mounted Convector heater, floor and wall cupboards, plumbing for automatic washing machine, cooker box, 7 power points, strip light and ceiling light, aluminium coated double glazed Patio door to a Covered open Sitting area and a uPVC double glazed door to rear Garden.

First Floor



Landing



14'6" x 6'7" (4.42m x 2.01m)

(maximum). With fitted carpet, uPVC double glazed window, ceiling light and access to a mainly Boarded and Insulated Loft.

Bedroom 1



14'5" x 9'3" (4.39m x 2.82m)

With fitted carpet, uPVC double glazed window (affording Sea views), painted tongue and groove clad ceiling, ceiling light and 4 power points.

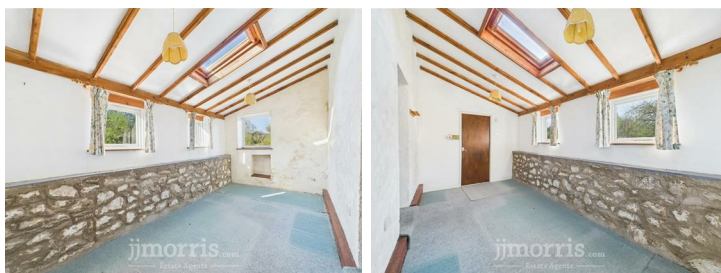
Bedroom 2



14'5" x 9'1" (4.39m x 2.77m)

(maximum). With fitted carpet, uPVC double glazed window (affording distant Sea views), painted Pine tongue and groove clad ceiling, ceiling light and 4 power points.

Bedroom 3/Study



16'9" x 7'6" (5.11m x 2.29m)

With fitted carpet, natural stone wall, 2 single glazed windows to rear (affording views to Carningli Mountain), Velux double glazed Skylight window, uPVC double glazed

gable window, 2 ceiling lights, 2 power points and door to:-

Bathroom



7'11" x 7'8" (2.41m x 2.34m)

With vinyl floor covering, white suite of Pine panelled Bath, Wash Hand Basin and WC, Triton Barbados Electric Shower over Bath, glass shower screen, single glazed window (affording views of Carningli Mountain), ceiling light, Airing Cupboard with a lagged cylinder and immersion heater on E7 timeswitch, part tile surround, shaver light/point, toilet roll holder, toothbrush holder, towel rail, ceiling light and exposed beam.

Externally

There is a small Lawned Garden to the fore with Flowering Shrubs and a tarmacadamed hardstanding which allows for Off Road Vehicle Parking and giving access to a:-

Lean-to Garage

16'0" x 9'9" (4.88m x 2.97m)

Of concrete block construction with a composition Slate roof. Adjoining the Garage at the rear is an:-

Outside WC

4'4" x 4'0" (1.32m x 1.22m)

Of concrete block construction with a corrugated perspex roof.

Directly to the rear of the Property with access off the Kitchen/Breakfast Room is a:-

Covered Patio/Sitting Area

10'8" x 10'6" (3.25m x 3.20m)

With adjacent steps leading to a good sized, gently sloping Lawned Garden with Apple Trees and Flowering Shrubs. Delightful south facing Rural views to Carningli Mountain can be enjoyed from the rear Garden.

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

SERVICES

Mains Water, Electricity and Drainage are connected. Gas available but not connected to the Property. Partial uPVC Double Glazing and partial Single Glazing. Mainly Boarded and Insulated Loft. Telephone, subject to British Telecom Regulations. Partial Economy 7 Electric Heating (2 Storage Heaters and a wall mounted Convectector Heater). Solid Fuel Rayburn Range. Telephone, subject to British Telecom Regulations.

TENURE

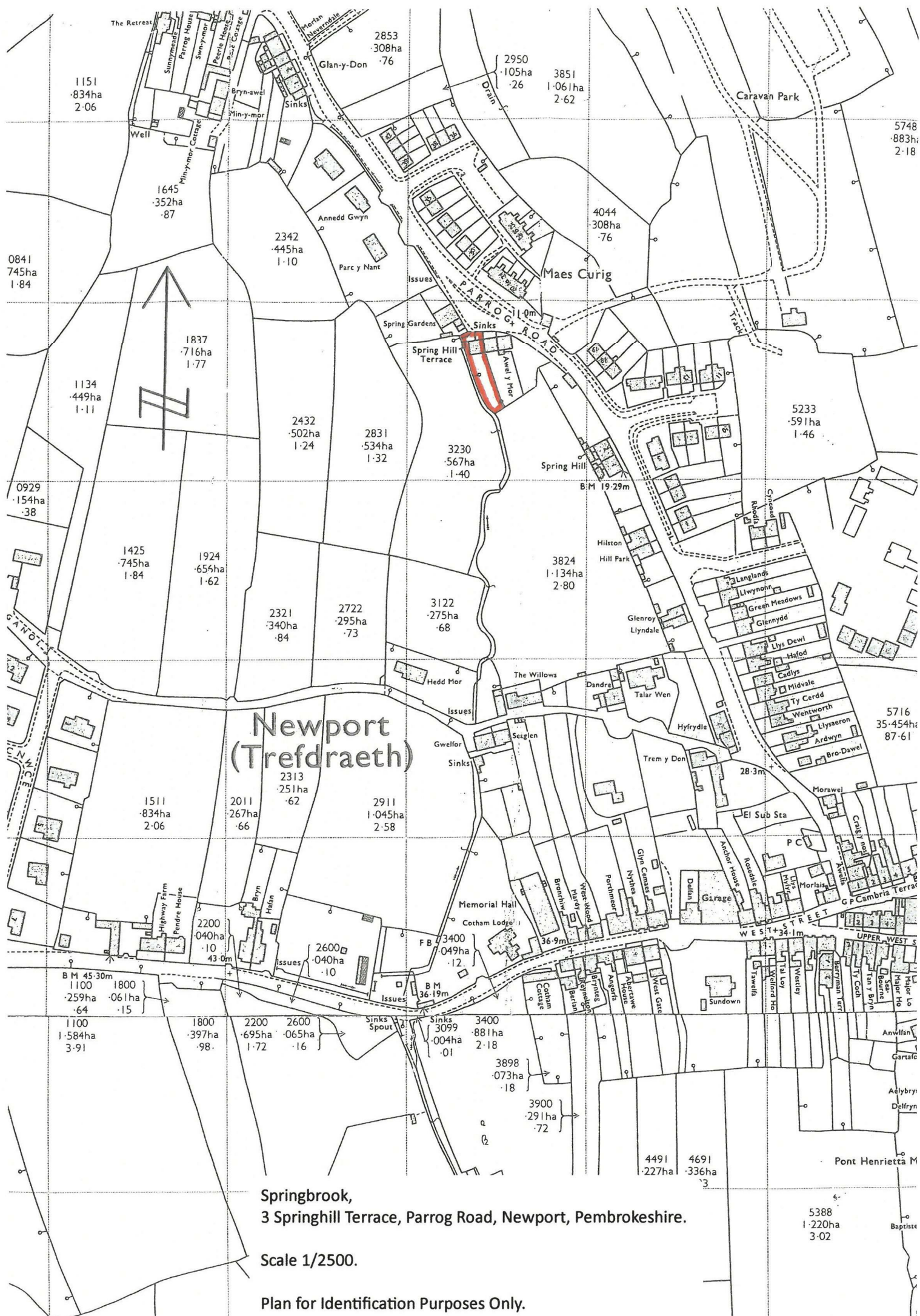
Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

The adjoining Cottage, 2 Springhill Terrace benefits from a Pedestrian Access Right of Way to the rear over Land that forms part of Springbrook at the fore, side (through the Garage) and rear of the Property.

REMARKS

Springbrook is an attractive, double fronted End of Terrace (of three) 2 storey Cottage Residence which stands in a delightful location (inset off Parrog Road) from where Coastal Sea views can be enjoyed over Newport Bay as well as Rural views to Carningli Mountain. The Property has 2 Reception Rooms, a Kitchen/Breakfast Room, 3 Bedrooms and Bathroom accommodation which is now in need of modernisation, updating and refurbishment. In addition, the Property has Off Road Vehicle Parking at the fore together with a small Lawned Garden, a Lean-to Single Garage and a good sized, gently sloping south east facing Lawned Garden at the rear with Apple Trees. It is ideally suited for Family, Retirement, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.



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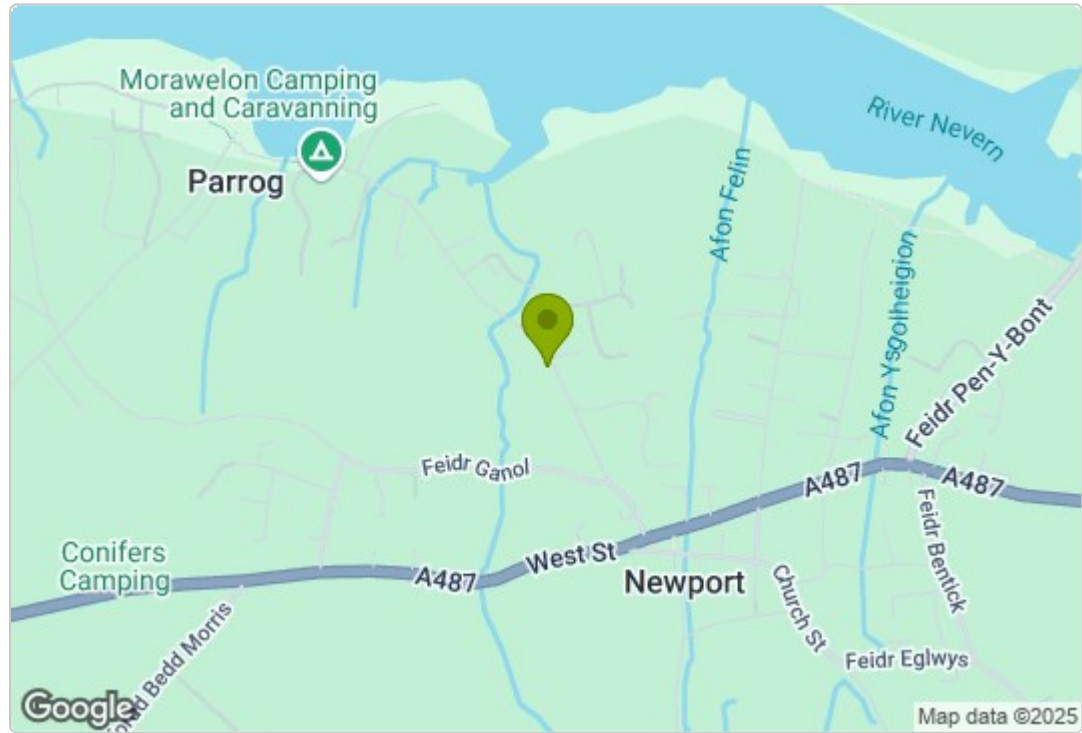
Scale 1/2500.

Plan for Identification Purposes Only.

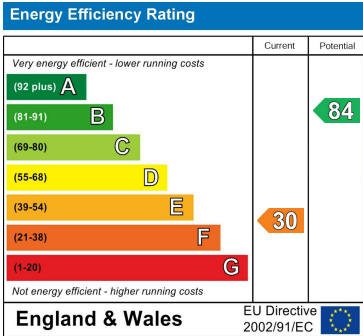
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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