



Maesteg, Mountain West, Newport, Pembrokeshire, SA42 0QY

Price Guide £950,000

- * A deceptively spacious Detached 2 storey Character Cottage Residence.
- * Well appointed 2/3 Reception, Kitchen/Breakfast, 4/5 Bedroom and 2 Bath/Shower Room accommodation.
 - * Oil Central Heating, Double Glazing and Roof/Loft Insulation.
- * Walled Forecourt with Flowering Shrubs and Off Road Parking for 4/5 Vehicles.
- * Large Rear Lawned Garden with Flowering Shrubs, Young Trees, an Orchard, Fish Pond and Paved Patio's.
 - * Superb uninterrupted Coastal Sea views over Newport Bay to Penmorfa and Dinas Head.
- * Ideally suited for Family or early Retirement purposes. Early inspection strongly advised. EPC Rating D.

SITUATION

Maesteg stands on Mountain West and is within a mile or so of the popular Coastal Town of Newport.

Newport stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport is a popular Market Town which has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, a Post Office, Art Galleries, a Memorial/Community Hall, Library, a Health Centre and a Dental Surgery.

The Market Town of Fishguard is within an 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The other well known Market Town of Cardigan is within a short drive and has the benefit of an excellent Shopping Centre, together with a wide range of amenities and facilities.

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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Repair Garages, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at the Parrog is within a mile or so of the Property and 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. The Parrog at Newport offers excellent boating and mooring facilities and Newport Bay provides excellent Sea Fishing, Swimming, Sailing and Boating opportunities. Newport Links (18 hole) Golf Course is within 3 miles or so of the Property.

Maesteg stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. The Property stands at the foot of Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

There are good road links along the Main A40 Road 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.

DIRECTIONS

From Fishguard take the Main A487 road east for some 7 miles and on entering the town of Newport take the turning on the right onto Ffordd Bedd Morys and signposted to Gwaun Valley. Continue on this road for a third of a mile and proceed over the cattle grid and continue on this road for a further quarter of a mile or so and upon reaching the fork in the road, turn right. Continue on this road for a third of a mile or so and Maesteg is situated on the right hand side of the road adjacent to the lane leading to Parc-y-Marriage. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles passing through the town of Newport and on leaving the town take the turning on the left signposted to Gwaun Valley and Ffordd Bedd Morys. Follow directions as above.

DESCRIPTION

Maesteg comprises a Detached 2 storey Cottage Residence of predominantly solid stone construction (part cavity concrete block) with part stone faced and mainly rendered and coloured elevations under a pitched composition slate and an insulated Lean-to corrugated iron roof. Accommodation is as follows:-

Oak Entrance Door to:-

Hall



10'6" x 6'9" (3.20m x 2.06m)

("T" shaped). With a Slate tile floor, double panelled radiator, single glazed window, downlighter, open beam ceiling, mains smoke detector, Understairs Cloaks/Store Cupboard and doors to Dining Room and:-

Bedroom 1



14'6" x 11'8" (4.42m x 3.56m)

With fitted carpet, radiator, open beam ceiling, wall light, fitted wardrobe, double glazed window and 4 power points.

Dining Room



17'0" x 12'5" (5.18m x 3.78m)

(maximum). With Slate tile floor, Inglenook fireplace with a Woodburning Stove on a raised Slate hearth, Inglenook light, open beam ceiling, staircase to First Floor, double panelled radiator, 2 double glazed windows, 2 wall lights, power points and door to:-

Sitting Room



20'9" x 14'4" (6.32m x 4.37m)

With fitted carpet, Stone open fireplace with Slate hearth, double glazed windows and double glazed French doors to rear Garden (affording Sea views), open beam ceiling, double and single panelled radiators, 2 alcoves with shelves, mains smoke detector, electricity consumer unit, ample power points, wiring for Sky TV and doors to Inner Hall and:-

Study/Bedroom 4



13'11" x 8'11" (4.24m x 2.72m)

With fitted carpet, open beam ceiling, double glazed window (affording Sea views), double panelled radiator, telephone point, 8 power points, wall light, alcove with shelves, small built in cupboard and a Bespoke fitted Ash/Elm desk.

Inner Hall



10'6" x 4'3" (3.20m x 1.30m)

(split level). With a part carpeted floor and part Pine floorboards, open beam ceiling, alcove with shelf, radiator, electric light and doors to Kitchen/Breakfast Room and:-

Bathroom



8'2" x 5'7" (2.49m x 1.70m)

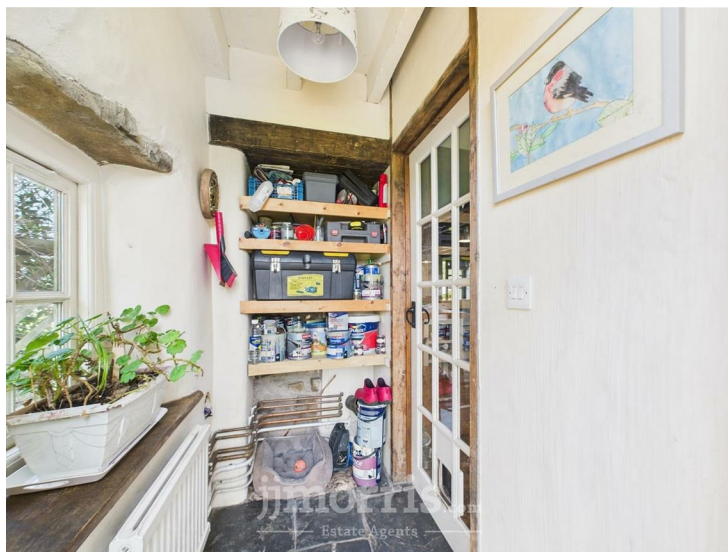
With a Slate tile floor, white suite of WC, Wash Hand Basin and a panelled Bath with Shower attachment, Triton Electric Shower over Bath, glazed shower screen, double glazed window, part tile surround, open beam ceiling, Manrose extractor fan, 2 downlighters, Chrome heated towel rail/radiator and a wall light.

Kitchen/Breakfast Room



30'0" x 16'2" (9.14m x 4.93m)
("L" shaped maximum). With Pine floorboards, fitted floor and wall cupboards with Oak worktops, Stanley Oil fired Cooking/Heating Range, Bosch 4 ring Ceramic Hob, Bosch built in Electric Single Oven/Grill, plumbing for dishwasher, ample power points, 2 double glazed windows, open beam ceiling, 5 ceiling lights, coat hooks, plumbing for washing machine, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 2 double panelled radiators, Oak wall shelves, 15 pane glazed door to Rear Porch and a half glazed door leading to a pebble hardstanding area which allows for Off Road Vehicle Parking Space at the fore.

Walk in Pantry



With shelves, Slate floor and a ceiling light.

Rear Porch

6'6" x 3'6" (1.98m x 1.07m)

With Slate floor, double glazed window, double panelled radiator, alcove with shelf, ceiling light, open beam ceiling and door to rear Garden.

A staircase from the Dining Room gives access to a:-

Quarter Landing

With stair to:-

Floor Floor

Landing Area

4'3" x 3'3" (1.30m x 0.99m)

With Pine floorboards, door to Bedroom 2 an opening to:-

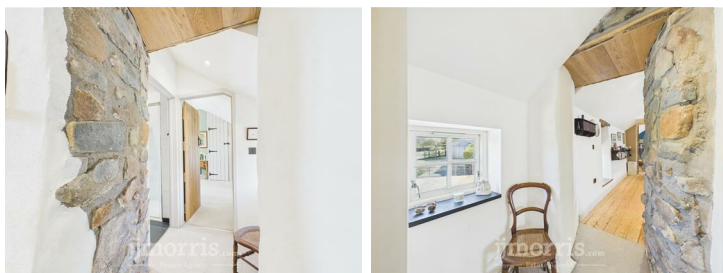
Snug/Television Room



15'5" x 12'0" (4.70m x 3.66m)

With Pine floorboards, Velux window, double panelled radiator, 8 power points, double glazed window with roller blind, 6 downlighters, built in cupboard with shelves, built in wardrobe, natural stone wall and opening to:-

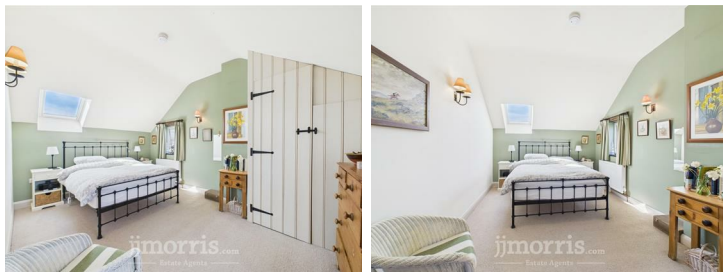
Inner Landing



6'8" x 5'0" (2.03m x 1.52m)

With fitted carpet, double glazed window, downlighter, doors to Shower Room and:-

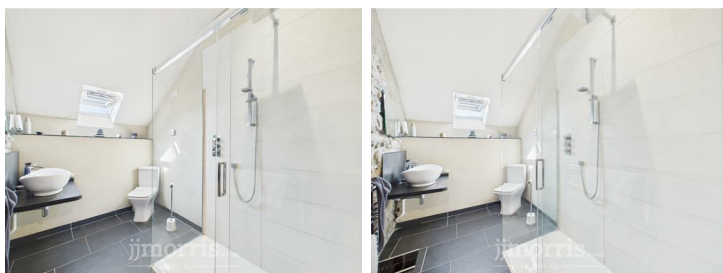
Bedroom 3



16'2" x 10'6" plus door recess 4'6" x 2'10" (4.93m x 3.20m plus door recess 1.37m x 0.86m)

With fitted carpet, double panelled radiator, 2 double glazed windows (affording Coastal Sea views), 2 wall lights, fitted wardrobe, mains smoke detector and 8 power points.

Shower Room



10'6" x 6'0" (3.20m x 1.83m)

With Slate tile floor with electric underfloor heating,

white suite of glazed and tiled Shower with a Thermostatic Shower, WC and a Wash Hand Basin on a Slate shelf with a Slate splashback, Chrome heated towel rail/radiator, wall shelf, Manrose extractor fan, natural stone wall, 2 downlighters, Velux window, robe hook, wall mirror and a wall light.

Bedroom 2



15'5" x 12'0" (4.70m x 3.66m)
(approx). With Pine floorboards, Velux window with blind, single panelled radiator, 4 downlighters, 8 power points, Oak wall shelf, double glazed window with roller blind and access to an Insulated Loft.

Externally



Directly to the fore of the Property is a Pebble Hardstanding area which allows for Off Road Parking for 4/5 Vehicles. Adjoining is a Stone Walled Forecourt with Flowering Shrubs, Hydrangeas, a Magnolia Tree and Heathers.

To the rear of the Property is a large Lawned Garden with Crazy Paved Patio areas, Flowering Shrubs, Heathers, Hydrangeas and an Orchard area with a Fish Pond. Delightful Coastal Sea views can be enjoyed from the rear Garden over Newport Bay to Penmorfa and also to Dinas Head.

There is also a:-

Garden Shed

9'9" x 8'9" (2.97m x 2.67m)

Of timber construction with a corrugated cement fibre roof. There is also a:-

Timber Log Store

6'0" x 3'0" (1.83m x 0.91m)

Worcester external Oil Boiler (heating domestic hot water and firing Central Heating). Bunded Oil Tank.

3 Outside Electric 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.

SERVICES

Mains Water and Electricity are connected. Septic Tank Drainage. Oil Central Heating via a Worcester external Oil Boiler. Double Glazing. Loft/Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Wiring for Satellite T.V

TENURE

Freehold with Vacant Possession upon Completion.

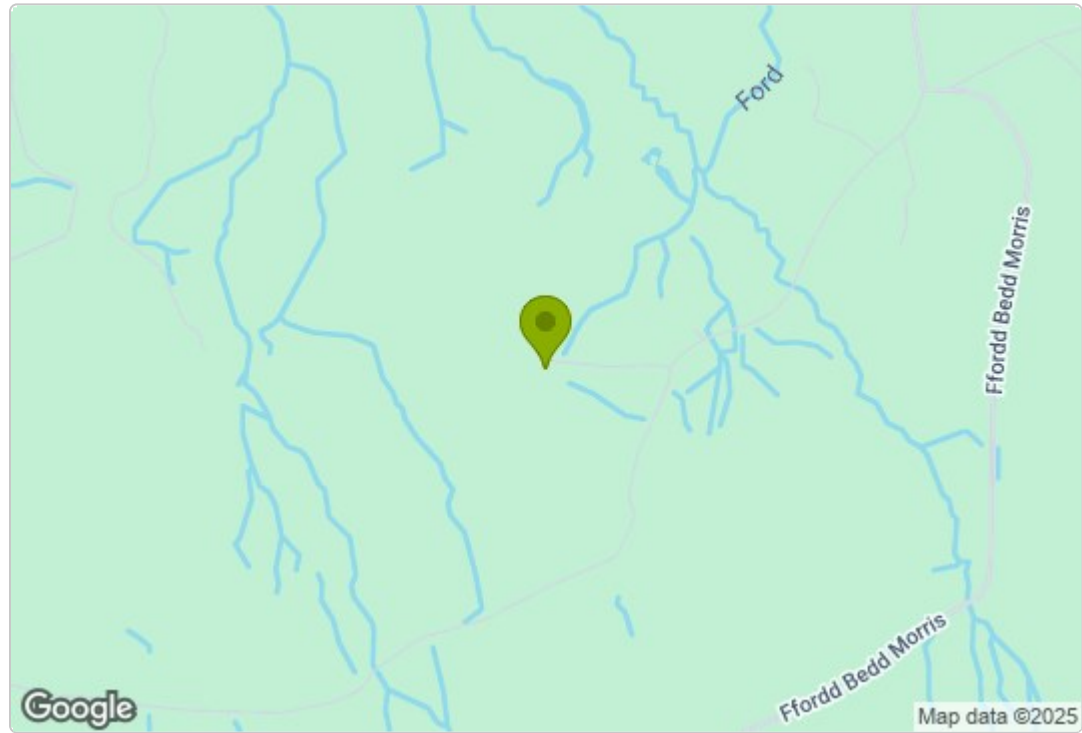
REMARKS

Maesteg is an exceptional Detached Character Cottage Residence which has deceptively spacious 3 Reception, Kitchen/Breakfast Room, 2 Bath/Shower Rooms and 4/5 Bedroom accommodation benefiting from Oil Central Heating, Double Glazing and Loft Insulation. In addition, it has Off Road Parking for 4/5 Vehicles as well as a Stone wall forecourt and a good sized rear Lawned Garden with Paved Patio's, Flowering Shrubs and a Garden Shed. Superb Coastal Sea views over Newport Bay to Morfa Head as well as Sea views to Dinas Island can be enjoyed from the Property. Delightful Rural views to Carn Ffoi and Newport Mountain can also be enjoyed from the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

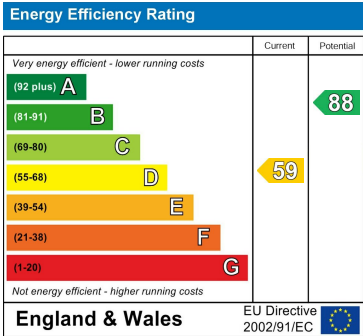
Floor Plan



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