



Craigluscar, 7 Gerddi Windsor, Newport, Pembrokeshire, SA42 0RL

Price Guide £429,500

- * An attractive Semi Detached double fronted 2 storey modern Dwelling House.
- * Comfortable 2/3 Reception, Kitchen/Diner, Utility, 3/4 Bedroom and 2 Bath/Shower Room accommodation.
- * Gas Central Heating, Hardwood painted Double Glazed Windows and Doors, Cavity Wall and Loft Insulation.
- * Block Pavior Hardstanding to fore allowing for Off Road Parking for 2 Vehicles.
- * Walled Forecourt and a rear Lawned Garden with Flowering Shrubs, Roses etc
- * Ideally suited for Family, Retirement, Investment or for Holiday Letting.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

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

The Pembrokeshire Coastline and the beach at The Parrog is within a half a mile or so of the Property. 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. The River Nevern being close by, provides good Salmon, Trout and Sewin (Sea Trout) fishing and also within easy reach is the open countryside and Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities. Within 2 miles or so is the 18 Hole Newport Golf Links Resort at Newport Sands. Parrog and the Nevern Estuary provide good boating and mooring 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.

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.

Gerddi Windsor is a residential cul de sac which stands adjacent and to the rear of the Castle Hotel and is within 50 yards or so of the Main A487 Fishguard to Cardigan Road.

Craigluscar is situated within 150 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 3rd turning on the left (just prior to the Castle Hotel) into the Car Park and Gerddi Windsor. Craigluscar is the first Semi Detached Property on the left. 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 4th turning on the right (just past The Castle Hotel into

the Car Park and Gerddi Windsor. Follow directions as above. A 'For Sale' Board is erected at the Property.

DESCRIPTION

Craigluscar comprises a Semi Detached 2 storey Dwelling House of cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Ground Floor

Hardwood Painted Door to:-

Sitting Room



14'5" x 13'8" (4.39m x 4.17m)

With oak floorboards, staircase to First Floor, 2 wall lights and a ceiling light, coved ceiling, double panelled radiator, hardwood painted double glazed sash window with shutters, fireplace with Oak surround housing a coal effect Gas Stove on a raised Slate hearth, low fitted cupboard/TV shelf, TV point, 9 power points, understairs storage area and door to Kitchen/Dining Room and:-

Study/Bedroom 4



13'8" x 6'8" (4.17m x 2.03m)

With fitted carpet, coved ceiling, ceiling light, hardwood painted double glazed sash window with shutters, 2 telephone points and 8 power points (2 with USB points).

Kitchen/Dining Room



21'6" x 10'4" (6.55m x 3.15m)

With Slate floor, double panelled radiator, double glazed sash window with roller blind, coved ceiling, ceiling light, 6 downlighters, range of Oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, part tile surround, telephone point, Indesit built-in appliances including Single Oven/Grill, 4 ring Gas Cooker Hob, Cooker Hood, Refrigerator, Freezer and Dishwasher, cooker box, 15 power points (2 with USB points), TV point and door to:-

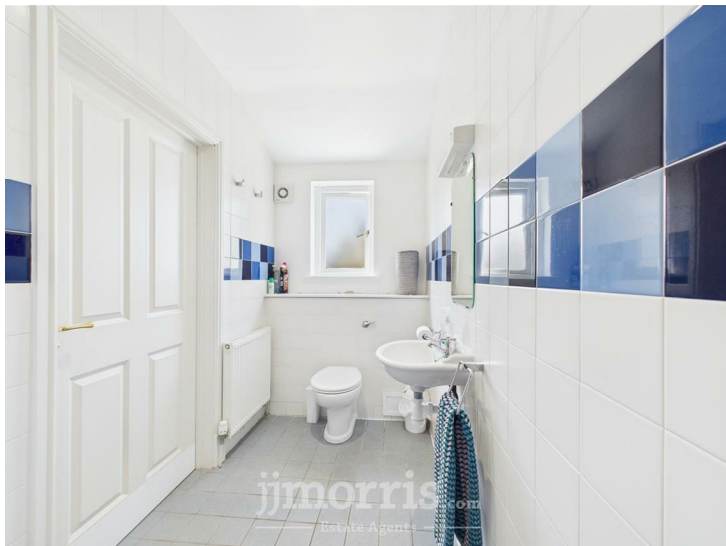
Utility Room



10'11" x 7'2" (3.33m x 2.18m)

(maximum). With Slate floor, inset single drainer stainless steel sink unit with an Oak companion unit, strip light, radiator, hardwood painted Stable Door to rear Garden, plumbing for automatic washing machine, tiled splashback, 5 power points, Carbon Monoxide Alarm, Mains Smoke Detector, radiator, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and door to:-

Wet Room

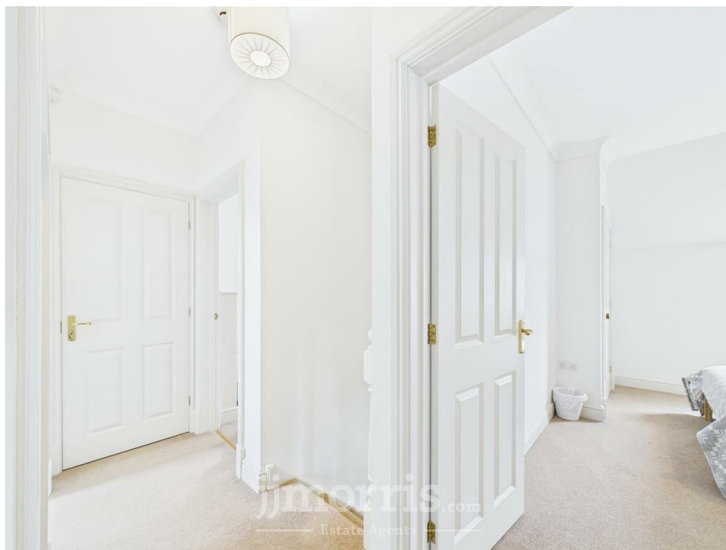


9'9" x 4'7" (2.97m x 1.40m)

With quarry tiled floor, Mira Excel Thermostatic Shower, suite of Wash Hand Basin and WC, wall mirror, shaver light/point, 2 downlighters, radiator, hardwood painted double glazed window, Manrose extractor fan, towel ring and a toilet roll holder.

First Floor

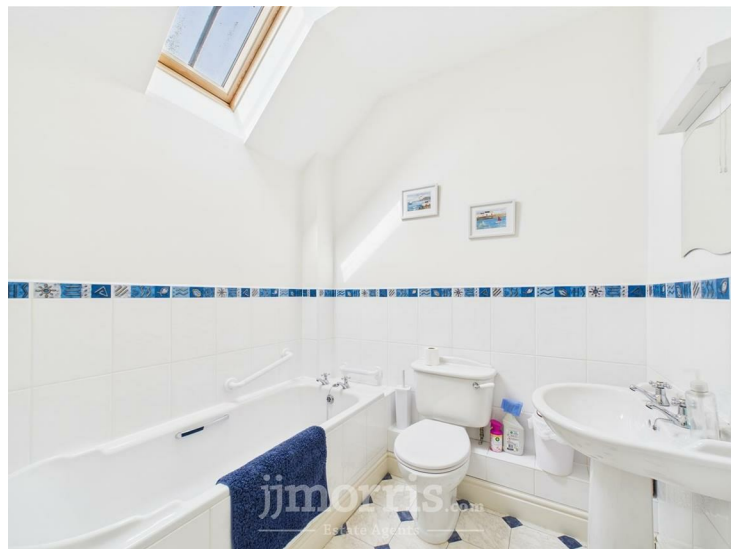
Landing



10'3" x 3'8" (3.12m x 1.12m)

With fitted carpet, 2 power points, ceiling light, mains smoke detector, access to an Insulated Loft and an Airing Cupboard with radiator and shelves.

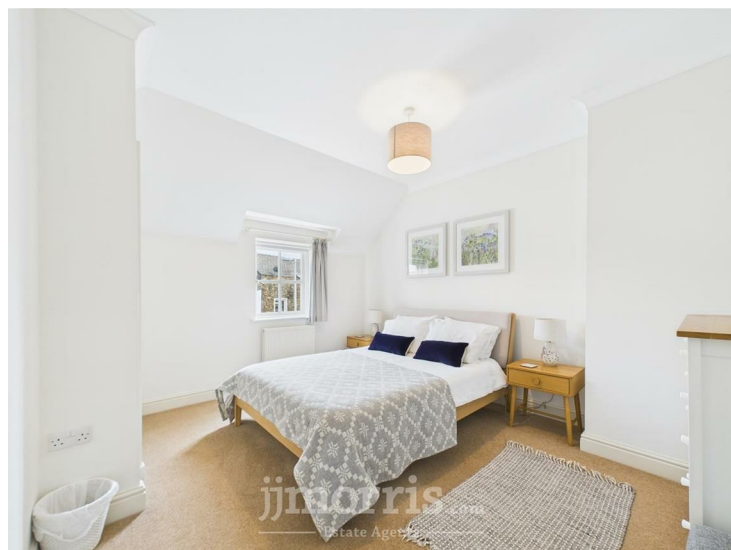
Bathroom



7'3" x 6'11" (2.21m x 2.11m)

With vinyl floor covering, white suite of tiled panelled Bath, Wash Hand Basin and WC, Velux window, ceiling light, half tiled walls, heated towel rail/radiator, wall mirror, shaver light/point and an extractor fan.

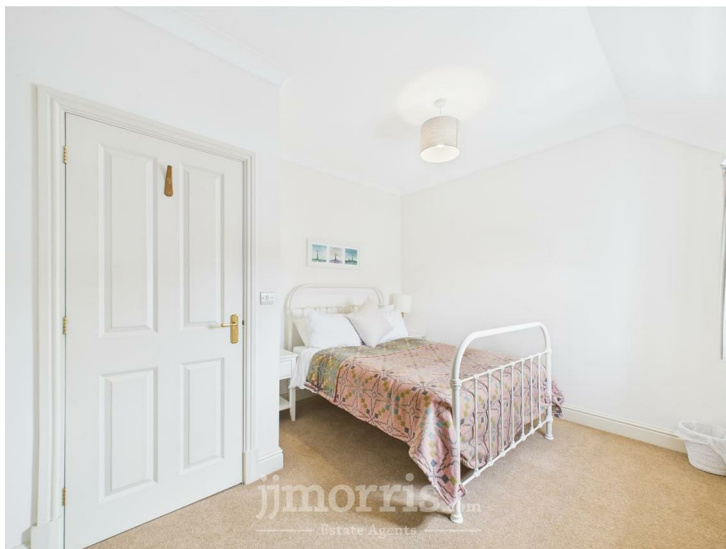
Bedroom 1



13'7" x 11'1" (4.14m x 3.38m)

With fitted carpet, coved ceiling, ceiling light, double panelled radiator, TV point, telephone point, 8 power points, hardwood painted double glazed window with roller blind and a built in double wardrobe with hanging rail and shelves.

Bedroom 2



14'0" x 10'3" (4.27m x 3.12m)

With fitted carpet, coved ceiling, ceiling light, TV point, 8 power points, radiator and a hardwood painted double glazed window with roller blind (affording distant Sea views).

Bedroom 3



13'7" x 6'8" (4.14m x 2.03m)

With fitted carpet, hardwood painted double glazed window with roller blind, ceiling light, coved ceiling, 5 power points (one with USB point), wall light, Oak wall shelf/dressing table and a built in double wardrobe with hanging rail and shelf.

Externally

There is a walled forecourt to the Property and to the fore is a block pavior hardstanding which allows for Off Road Parking for 2 Vehicles. There is a concrete path surround to the Property and to the rear is a reasonable sized, easily maintained Lawned Garden together with Flowering Shrubs, Flower Beds and Roses.

Outside Power Point, Outside Water Tap, 2 Outside Electric Lights and a Key Safe.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Hardwood painted Double Glazed Windows and Doors. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

REMARKS

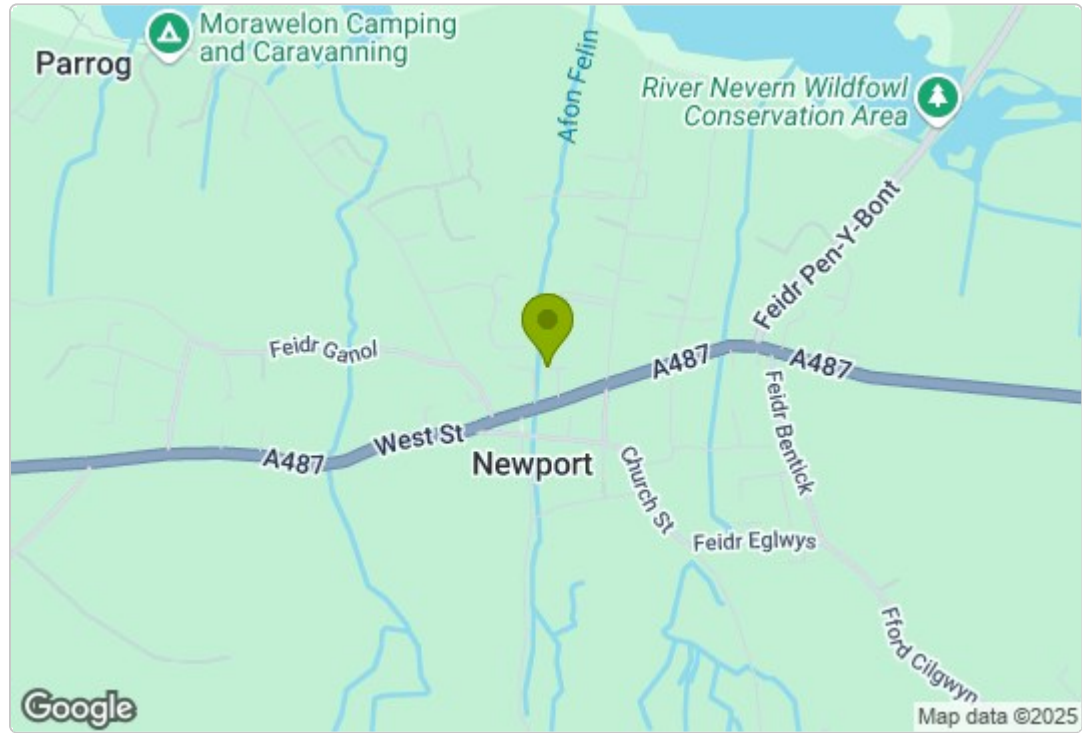
Craigluscar, 7 Gerddi Windsor is an attractive, well appointed Semi Detached 2 storey Dwelling House which stands in a convenient location in this popular Market Town and being ideally suited for Family, Retirement, Investment or Holiday Letting purposes. The Property is in excellent decorative order throughout and benefits from Gas fired Central Heating, Hardwood painted Double Glazed Windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has Off Road Parking for 2 Vehicles at the front as well as a walled forecourt and a private enclosed south and west facing rear Lawned Garden with Roses and Flowering Shrubs. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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