



Glandwr, Feidr Brenin, Newport, Pembrokeshire, SA42 0RY

Price Guide £750,000

- *Enviably Coastal Location within a stones throw of the beach at The Parrog.
- *An attractive Semi Detached double fronted Character Cottage residence.
- *Well appointed 2/3 Reception, Kitchen, Utility, 3/4 Bedrooms and 2 Shower Room accommodation.
- *Hardwood Double Glazed Windows and Doors, Gas Central Heating and Loft Insulation.
- *Garage and Off Road Parking to the fore and a rear private enclosed Indian Sandstone Paved Patio.
- *Small Pasture Enclosure extending to Two Thirds of an Acre on opposite side of access road.
- *Ideally suited for a Family, Retirement, Investment or for Holiday Letting purposes.
- *Early inspection strongly advised. Realistic Price Guide.

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 a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Library, Repair Garage, a Memorial/Community Hall, Health Centre and a Dental Surgery.

There is a regular Bus Service along the Main A487 Road west to Fishguard and north east to Cardigan and Aberaeron.

The Pembrokeshire Coastline at The Parrog is within a stone's throw 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.

Newport stands within the Pembrokeshire Coast National Park which is designated an Area of Outstanding Natural Beauty and protected accordingly.

The well known Market Towns of Fishguard and Cardigan are both within easy car driving distance and have the benefit of good Shopping Centres 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 which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Timber and Builders Merchants, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links from Fishguard along the Main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Feidr Brenin is a popular Residential area which runs in a north easterly direction off the Main A487 Fishguard to Cardigan road and links up with the Beach at The Parrog, Newport. Glandwr stands within 30 yards or so of the beach at The Parrog and is within a mile or so by car of the centre of Newport and the Shops at Market Street.

Directions

From Fishguard take the Main A487 road east for some 4 ½

miles, passing through the village of Dinas Cross and a mile and a half or so further on, take the first turning on the left into Feidr Brenin. Continue on this road for over half a mile and proceed straight down towards the coast and Glandwr is the last Property on the right before the slipway. 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 half a mile or so further on, take the turning on the right into Feidr Brenin. Follows directions as above.

Description

Glandwr comprises a Semi Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and whitened elevations under a pitched slate and composition slate roofs.

Accommodation is as follows:-

Hardwood Door to:-

Hall



15'9" x 5'4" (4.80m x 1.63m)

With ceramic tile floor, open beam ceiling, ceiling light, mains smoke detector, staircase to First Floor, 2 power points, electricity meter and consumer unit cupboard, coat hooks and doors to Bedroom 4/Lounge and:-

Sitting Room



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

With fitted carpet, stone fireplace with slate hearth housing a Woodburning Stove, hardwood double glazed window, TV shelf, fitted bookshelves, open beam ceiling, mains smoke detector, 2 double panelled radiators, 9 power points and opening to:-

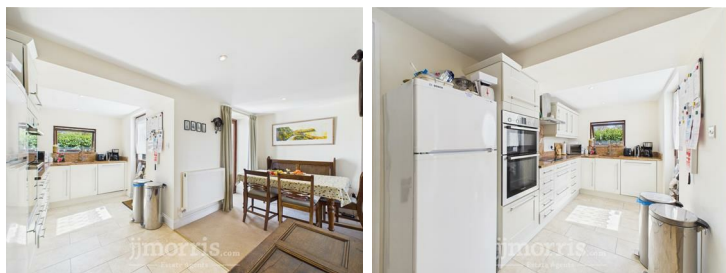
Dining Area



9'9" x 6'0" approx (2.97m x 1.83m approx)

With fitted carpet, double panelled radiator, hardwood double glazed French door to Rear Patio Garden, 2 hardwood double glazed windows, double panelled radiator, power points and an opening to:-

Kitchen/Breakfast Room



16'2" x 7'3" (4.93m x 2.21m)

With ceramic tile floor, hardwood double glazed window, range of floor and wall cupboards with Granite worktops, stainless steel bowl with mixer tap, built in Bosch Dishwasher, Neff 4 ring Ceramic Hob, Cooker Hood (externally vented), Bosch eye level Double Oven/Grill, cooker box, 11 power points, 3 downlighters, hardwood double glazed door to Rear Patio Garden, central heating thermostat control, Oak door to Hall, part tile surround and a half glazed door to:-

Utility/Boiler Room



6'0" x 5'0" (1.83m x 1.52m)

With ceramic tile floor, plumbing for automatic washing machine, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), Belfast sink with hot and cold, 2 downlighters, power points and a half glazed door to:-

Shower Room



8'5" x 5'9" (2.57m x 1.75m)

With ceramic tile floor, half tiled walls, chrome heated towel rail/radiator, white suite of WC, Wash Hand Basin in vanity surround and glazed and tiled Quadrant Shower with a Mira Sport electric shower, Manrose extractor fan, 3 downlighters, hardwood double glazed window, toilet roll holder, Glen wall mounted electric fan heater and access to an Insulated Loft.

Bedroom 4/Lounge



13'10" x 9'6" (4.22m x 2.90m)

With fitted carpet, hardwood double glazed window, open beam ceiling, double panelled radiators, mains smoke detector, ceiling light and 8 power points.

First Floor

Landing (split level)



8'0" x 5'0" approx (2.44m x 1.52m approx)

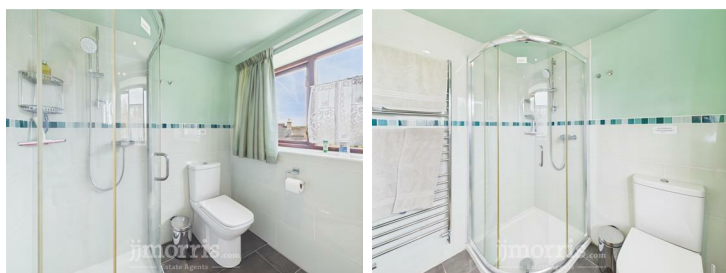
('L' shaped) With fitted carpet, 2 downlighters, built in Airing Cupboard with radiator and shelves, doors to Bedroom 3 and Shower Room and an opening to:-

Study/Landing Area



14'9" x 6'7" maximum (4.50m x 2.01m maximum)
With fitted carpet, fitted bookshelves, hardwood double glazed window, painted tongue and groove clad ceiling, mains smoke detector, telephone point, radiator, 6 power points and access to an Insulated Loft.

Shower Room



7'2" x 6'6" (2.18m x 1.98m)
With a porcelain tile floor, hardwood double glazed window, white suite of WC, Wash Hand Basin in vanity surround and a glazed and tiled Quadrant Shower with a thermostatic shower, 3 downlighters, extractor fan, wall mirror, toilet roll holder, towel hook, 2 toothbrush holders and a chrome heated towel rail/radiator.

Bedroom 1



14'0" x 10'2" (4.27m x 3.10m)
With fitted carpet, 2 hardwood double glazed windows (affording sea views), painted tongue and groove clad ceiling, mains smoke detector, ceiling light, pull switch and 9 power points.

Bedroom 2



14'0" x 10'4" (4.27m x 3.15m)
With fitted carpet, hardwood double glazed window (affording a sea view), painted tongue and groove clad ceiling, mains smoke detector, ceiling light, pull switch and 9 power points.

Bedroom 3 (rear)



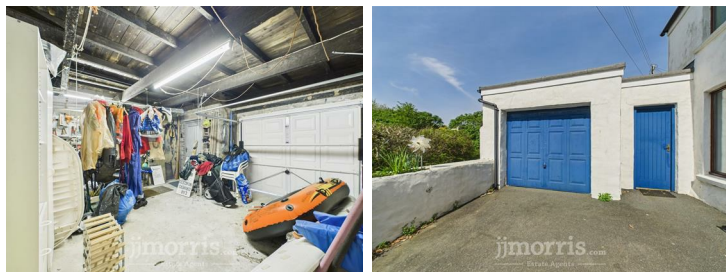
10'10" x 6'8" (3.30m x 2.03m)
('L' shaped maximum) With hardwood double glazed window (affording views to Carningli Mountain), fitted carpet, mains smoke detector, ceiling light, pull switch, robe hooks and 4 power points.

Externally



Directly to the fore of the Property is a tarmacadamed hardstanding which allows for Off Road Vehicle Parking Space and gives access to a:-

Garage/Workshop



Property, subject to any necessary consents. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

16'0" x 15'6" (4.88m x 4.72m)

Of stone construction with a flat felt roof. It has a metal up and over door, a pedestrian door, 2 strip lights and power points.

To the rear of the Property is a private enclosed Indian Sandstone Paved Patio Area together with Roses, Hydrangeas, Fuschias and Flowering Shrubs.

Outside Electric Light, Outside Power Point and an Outside Water Tap.

On the opposite side of the tarmacadamed access road at Feidr Brenin is a Small Paddock which extends to Two Thirds of an Acre or thereabouts which is utilised as overflow Parking in the summer. It is all down to permanent pasture and is gently sloping with a north easterly aspect and has field gate access onto Feidr Brenin at or around point 'A' on the Plan. The Land concerned is currently situated outside the Residential Development Limits for the Town of Newport, although there may well be some longer term Residential/Commercial Development potential.

The approximate boundaries of the entire 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. Hardwood Double Glazed Windows and Doors. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Glandwr is an attractive, well appointed Semi Detached 2 storey Character Cottage which stands in an enviable coastal location within 30 yards or so of the beach at The Parrog, Newport. It is in excellent decorative order and had the benefit of Gas Central Heating, Hardwood Double Glazed Windows and Doors and Loft Insulation. In addition it has a Garage and Car Parking to the fore and a sizeable, private enclosed Indian Sandstone Paved Patio at the rear. In addition, there is a Paddock which extends to Two Thirds of an Acre or thereabouts on the opposite side of Feidr Brenin which would make an excellent Garden or alternatively, could be utilised as Overflow Parking for the

9192
13.024ha
32.18

Afon Nyfer

Rock & Shingle

Rock

A diagram showing a cross-section of a coastal slope. A dashed line represents the 'Mean High Water' level. The area below this line is labeled 'Coastal Slope'.

Rock & Shingle

Sand & Shingle
0966
27.453ha
67.84

Parrog

Glandwr, Feidr Brenin, Newport, Pembrokeshire.

Scale 1/2500.

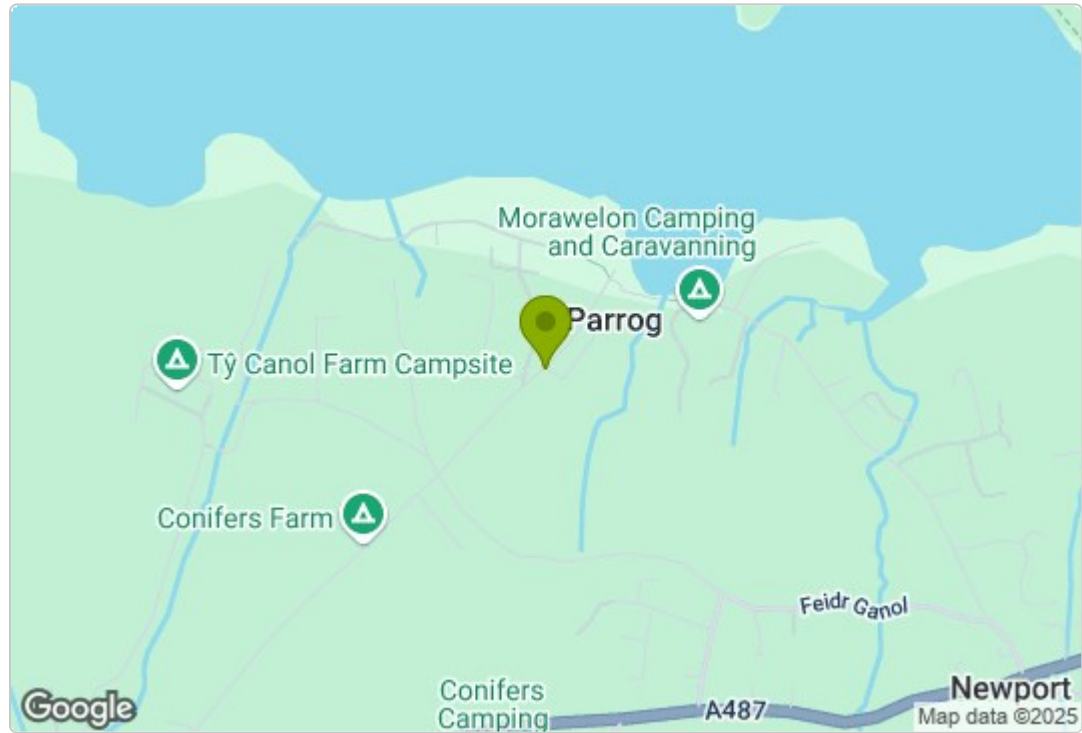
Plan for Identification purposes only.

pin Stone

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.