



Bank House, Upper West Street, Newport, Pembrokeshire, SA42 0TH

Price Guide £399,950

- * An exceptional linked Detached, 2 storey Residence which has been renovated and refurbished to an extremely high standard and is situated with 150 yards of Newport Town Centre and the Shops.
- * Deceptively spacious, Sitting/Dining Room (28'00" x 14'0") Kitchen/Breakfast Room, Shower/Utility Room and 3 Bedroom Accommodation (2 with en suite Bathrooms).
- * Ornamental Stone Hardstanding allowing for Off Road Vehicle Parking Space for 2 Vehicles.
 - * Private enclosed Slate Paved and raised Timber Decked Patio Garden at the rear.
 - * All Main Services, Gas Central Heating, uPVC Double Glazing and Loft Insulation.
 - * Ideally suited for a Family, Retirement, Investment or Holiday Letting purposes.
 - * Inspection is essential to appreciate the qualities of this exceptional Town House.
 - * Realistic Price Guide.
- * N.B. The Property is available fully furnished and equipped, if required. EPC Rating D.

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, a Post Office, Library, Tourist Information Centre, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Repair Garage, Health Centre and 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 half 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.

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, 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.

Bank House is situated within 150 yards or so by foot of Newport Towns Centre and the shops at Market Street and Long Street.

Directions

From Fishguard, take the Main A487 road east for some 7 miles and on entering the town of Newport, take the 3rd turning on the right (in the centre of the Town) into Market Street. Proceed up to the hill for 100 yards or so and at the 'T'Junction turn right into Upper Bridge Street. Continue on this road for 100 yards or so and Bank House is situated on the right hand side of the road (just prior to Bethlehem Chapel). A "For Sale" board is erected on site.

Description

Bank House comprises a linked Detached 2 storey Dwelling House of solid Stone and cavity concrete block construction with part slate faced and mainly rendered and whitened roughcast elevations under a pitched composition slate and flat fibreglass roof. Accommodation is as follows:-

uPVC Double Glazed Entrance door to:-

Open Plan Sitting/Dining Room



30'6" x 14'6" (9.30m x 4.42m)

(maximum measurement). With an Oak laminate floor, 4 uPVC double glazed sash windows, fireplace housing a multifuel stove on a Slate hearth, 2 double panelled radiators, coat hooks, Open Tread Staircase to First Floor, electricity meter and consumer unit cupboard, telephone point, wiring for Satellite TV, ample power points, 3 ceiling lights, mains smoke detector and a door opening to:-

Kitchen/Breakfast Room



14'9" x 14'7" (4.50m x 4.45m)

('L' Shaped Max) With a Slate tiled floor, fitted floor cupboards with Corian worktops, built in Beko electric single Oven/Grill, 4 ring Induction Hob, Cooker Hood (externally vented), double panelled radiator, recess for a small fridge freezer, recessed cupboard with plumbing for washing machine and dishwasher, built in cupboards, uPVC double glazed window, uPVC double glazed door to exterior, 10 power points, 2 ceiling lights, 5 downlighters, timber panelled walls, plate/display rack and an Oak door to:-

Shower/Utility Room



12'6" x 8'0" (3.81m x 2.44m)
(maximum). With a Slate tiled floor, 2 uPVC double glazed windows, white suite of WC, Wash Hand Basin and a Glazed and tiled Shower Cubicle with a thermostatic Shower, rope towel rail, Velux double glazed Skylight window, 4 downlighters, timber panelled wall, toilet roll holder and a Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating).

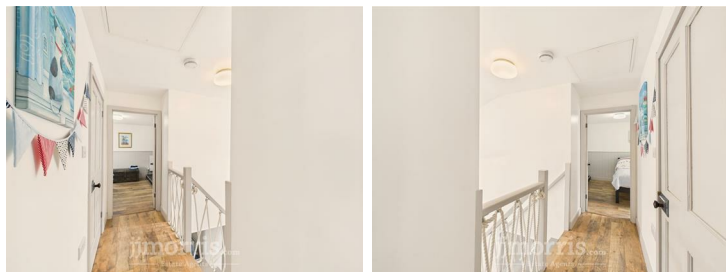
An open tread staircase from the Sitting/Dining Room gives access to a:-

Half Landing

With a laminate Oak floor, ceiling light, a glass balcony divider with views to the Kitchen/Breakfast Room and a short flight of stairs to the :-

First Floor

Landing



8'8" x 3'6" (2.64m x 1.07m)

With an Oak laminate floor, mains smoke detector, ceiling light, 2 power points, access to an Insulated Loft and doors to Bedrooms 2, 3 and:-

Bedroom 1



14'4" x 10'2" (4.37m x 3.10m)

With an Oak laminate floor, 2 uPVC double glazed sash windows, ceiling light, TV point, 4 power points, double panelled radiator and a raised area Slate Tile floor which has a freestanding Slipper Bath with Shower attachment, rope towel rail and an adjacent door to an :-

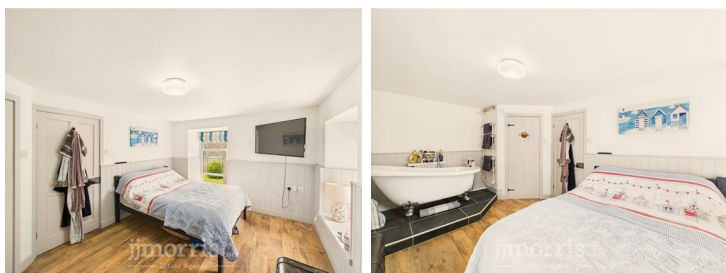
En Suite Wash Room



4'5" x 3'10" (1.35m x 1.17m)

With an Oak laminate floor, white suite of Wash Hand Basin and WC, ceiling light, extractor fan, toilet roll holder, towel rail and a wall shelf.

Bedroom 2



14'1" x 9'2" (4.29m x 2.79m)

With an Oak laminate floor, uPVC double glazed sash window, ceiling light, TV point, 4 power points, and a raised Slate Tile floor which has a freestanding Slipper Bath with Shower attachment, rope towel rail and an adjacent door to :-

En Suite Wash Room



4'8" x 4'3" (1.42m x 1.30m)

With a laminate Oak floor, white suite of Wash Hand Basin and WC, ceiling light, extractor fan, towel rail, wall shelf, toilet roll holder and a mirror.

Bedroom 3



8'8" x 7'8" (2.64m x 2.34m)

(maximum). With an Oak laminate floor, uPVC double glazed sash window, ceiling light and 4 power points.

Exterior

Adjacent to the southern gable end of the Property and bordering Upper West Street is an enclosed Ornamental Stone Hardstanding which allows for Off Road Parking for 2 Vehicles. The Car Parking area has a stone wall boundary and a Galvanised Steel Gated entrance off Upper West Street.

A Pedestrian door from the parking area leads to a Private enclosed Slate Tiled Patio Garden together with a raised Timber Decked Patio with a fitted seat. In addition, there is a :-

Integral Store Shed

7'0" x 3'0" approx (2.13m x 0.91m approx)

2 Outside Electric Lights. 2 Outside Power Points and an Outside Water Tap.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. uPVC Double Glazed Windows and Doors (Mainly uPVC Double Glazed Sash Windows). Gas Central Heating. Loft and Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband connection. Wiring for Satellite TV.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

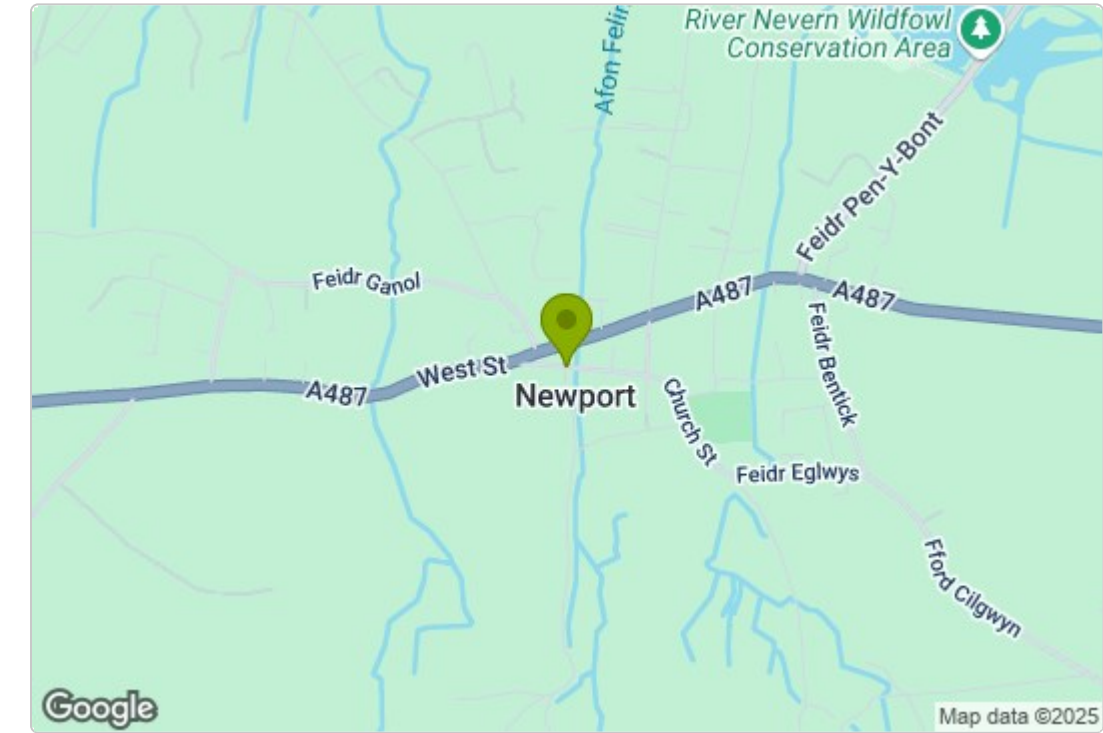
Bank House is a comfortable, well appointed Linked Detached 2 storey Dwelling House which has been renovated and refurbished to an extremely high standard in recent years. The Property in excellent decorative order throughout benefitting from Gas Central Heating, uPVC Double Glazed Windows and Doors and both Loft and Roof Insulation. In addition, it has an Ornamental Stone hardstanding allowing for Off Road Parking for 2 Vehicles as well as a Private enclosed rear Slate Tiled and Timber Decked Patio area with a fitted seat and an adjacent Integral Store Shed. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. Inspection essential in order to appreciate the qualities of this exceptional Town House.

*N.B. The Property is available fully furnished and equipped, if required.

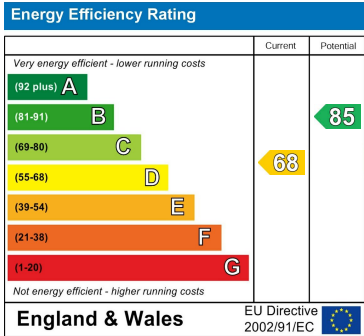
Floor Plan



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