



Llys Y Coed, Feidr Ganol, Newport, Pembrokeshire, SA42 0RR

Price Guide £899,950

An exceptional Detached 3 storey Victorian style modern Private Residence.

Excellent location, situated on quiet lane in a prestigious area of Newport. Five minute walk into town centre and 10 minute walk to beach.

Spacious Hall, 3 Reception, Fitted Kitchen, Utility and Sep W.C accommodation on Ground Floor, whilst the First Floor has 4 Bedrooms and 2 Bath/Shower Room accommodation (1 En Suite) and a Second Floor Studio/Master Bedroom 26'7" x 14'10" maximum (benefitting superb Coastal Sea Views over Newport Bay to Morfa Head) together with a Walk in Wardrobe and an En Suite Shower Room.

Wall and Rail forecourt and a Block Pavior hardstanding with Right of Way allowing for Off Road Parking for 2/3 Vehicles.

Good sized Rear Garden with Paved Patio with steps leading up to a gently sloping (south facing) Lawned Garden with Flowering Shrubs.

Gas Central Heating. Hardwood Painted Bespoke Double Glazed Windows and Doors. Cavity Wall, Floor and Roof Insulation.

Ideally suited as a Family/Early Retirement Home with Holiday Letting/Air BnB potential.

Inspection essential to appreciate the qualities of this exceptional Property and indeed its location in this popular Market Town.

Early inspection strongly advised. Realistic Price Guide. EPC Rating C.

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

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 including 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 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, south to Haverfordwest and north east to Cardigan and Aberaeron.

Feidr Ganol is a popular residential area which runs in a westerly direction off Parrog Road and linking up with Feidr Brenin. Llys y Coed is situated within 500 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 4 ½ miles, passing through the village of Dinas Cross and upon reaching the town of Newport take the second turning on the left into Parrog Road. Proceed on this road for 50 yards or so and take the first turning on the left into Feidr Ganol. Continue on this road for 150 yards or so and Llys y Coed stands inset on the left hand side of the road.

Description

Llys y Coed comprises a Detached 3 storey (Victorian style) Private Residence of cavity concrete block construction with rendered and coloured roughcast elevations under a pitched slate/composition slate roof. Accommodation is as follows:-

Porch



6'2" x 6'1" (1.88m x 1.85m)

With quarry tile floor, radiator, coved ceiling, ceiling light, 2 power points, painted wood panelling, and a half glazed pine door to:-

Hall



16'8" x 6'2" (5.08m x 1.88m)

With pine floorboards, staircase to First Floor, ceiling light, attractive cornice, mains smoke detector, column radiator, understairs Storage Cupboard, staircase to First Floor, ceiling light, 2 power points and doors to Kitchen, Sitting Room and:-

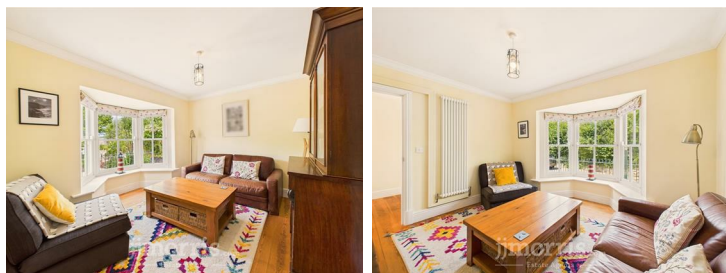
Lounge



29'0" x 12'0" maximum (8.84m x 3.66m maximum)

With pine floorboards, Victorian Cast Iron Fireplace with a coal effect Gas Fire with a painted Pine surround and Tiled hearth, attractive cornice, 2 ceiling lights and 2 wall lights, 2 designer vertical column radiators, TV point, telephone point, 12 power points and hardwood painted double glazed French doors to a south facing Paved Patio.

Sitting Room



12'1" x 12'0" (3.68m x 3.66m)

(to include bay) With pine floorboards, double glazed bay window, designer vertical column radiator, attractive cornice, ceiling light, TV point, telephone point and 8 power points.

Kitchen



15'4" x 12'0" (4.67m x 3.66m)

With a Karndean Oak floor, double glazed window with roller blind, range of Oak floor and wall cupboards, inset single drainer and a half bowl silk quartz sink unit with mixer tap, built in Whirlpool dishwasher, part tile surround, appliance points, attractive cornice, 10 downlighters, 12 power points, fridge freezer recess, Rangemaster freestanding 5 ring Cooker Hob with 2 Ovens and a Grill, Rangemaster Cooker Hood (externally vented), designer (copper effect) vertical column radiator and an opening to:-

Dining Room



12'3" x 11'9" (3.73m x 3.58m)

With a Karndean Oak floor, double panelled radiator, painted wood panelling, 2 double glazed windows (one at high level and one with roller blind), 4 ceiling spotlight and 2 suspended ceiling lights, 4 power points and door to:-

Side Entrance Hall



7'8" x 4'11" (2.34m x 1.50m)

With a Karndean Oak floor, radiator, hardwood half glazed (9 pane) stable door to exterior, mains smoke detector, ceiling light, painted wood panelling, coat hooks, doors to Separate WC and:-

Utility Room



6'10" x 6'6" (2.08m x 1.98m)

With a Karndean Oak floor, double glazed window, plumbing for automatic washing machine, tumble dryer vent, inset single drainer stainless steel sink unit with mixer tap, floor and wall cupboards, attractive cornice, ceiling light, 4 power points, appliance points and access to an Insulated Loft.

Separate WC



6'9" x 5'0" (2.06m x 1.52m)

With a Karndean Oak floor, suite of WC and a corner Wash Hand Basin in a vanity surround, double glazed window with Venetian blinds, attractive cornice, ceiling light, Manrose extractor fan, toilet roll holder and a chrome heated towel rail/radiator.

A staircase from the Hall gives access to a:-

Half Landing (split level)

6'0" x 3'1" (1.83m x 0.94m)

With fitted carpet, double glazed window to rear, painted wood panelling and staircase to:-

First Floor

Landing



11'3" x 9'5" (3.43m x 2.87m)

('L' shaped plus recess 3'11" x 3'8") With fitted carpet, 4 power points, Airing Cupboard with radiator and shelves, mains smoke detector, ceiling light, radiator, built in Storage Cupboard and a staircase to Second Floor.

Bathroom



12'1" x 9'6" (3.68m x 2.90m)

('L' shaped maximum) With ceramic tile floor, white suite of freestanding Rolltop Bath with shower attachment, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, coved ceiling, 4 downlighters, double glazed window with Venetian blinds, chrome heated towel rail/radiator, Manrose extractor fan, glass shelf, towel ring, wall mirror and a shaver point.

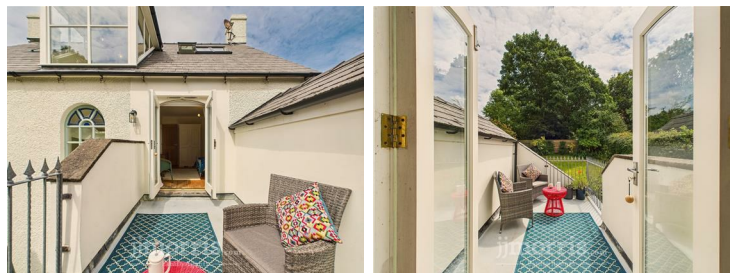
Bedroom 2 (rear)



13'1" x 12'1" (3.99m x 3.68m)

With pine floorboards, coved ceiling, ceiling light, double panelled radiator, telephone point, 6 power points, ceiling light and 2 wall lights, door to En Suite Shower Room and double glazed French doors to a:-

Rooftop Balcony



12'1" x 6'5" (3.68m x 1.96m)

With a wall lantern light and views over rear Garden and Patio.

En Suite Shower Room



7'2" x 4'3" (2.18m x 1.30m)

With pine floorboards, fully tiled walls, Manrose extractor fan, coved ceiling, 2 downlighters, shaver point, chrome heated towel rail/radiator, wall mirror and a white suite of WC, Wash Hand Basin with cupboard beneath and a glazed and tiled Shower Cubicle with a thermostatic shower.

Bedroom 3 (Front)



13'5" x 12'0" (4.09m x 3.66m)

With pine floorboards, hardwood painted double glazed sash window with roller blind (affording Sea views), 2 ceiling lights, double panelled radiator, built in double wardrobe with shelves and electric light, coved ceiling and 6 power points.

Study/Bedroom 5



8'10" x 7'5" (2.69m x 2.26m)

With pine floorboards, hardwood painted double glazed sash window with roller blind (affording Sea Views), coved ceiling, ceiling light, radiator and 6 power points

Bedroom 4



10'11 x 8'10" maximum (3.33m x 2.69m maximum)

With pine floorboards, coved ceiling, ceiling light, double panelled radiator, 6 power points and a hardwood painted double glazed sash window with roller blind.

A staircase from the First Floor Landing gives access to a:-

Half Landing (split level)

6'2" x 3'3" (1.88m x 0.99m)

With fitted carpet, 3 ceiling lights over stairwell, double glazed dormer window and a double glazed arched stained glass window to rear and stairs to:-

Second Floor

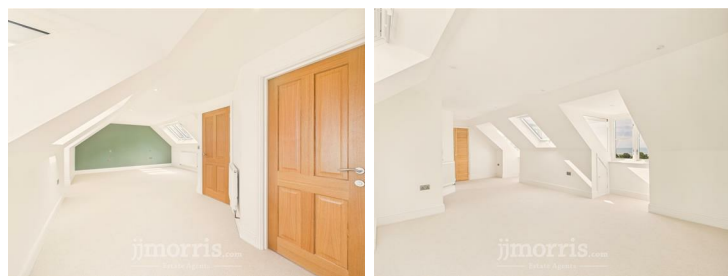
Landing



3'8" x 3'0" (1.12m x 0.91m)

With fitted carpet, mains smoke detector and an Oak door to:-

Master Bedroom/Studio



26'7" x 14'10" (8.10m x 4.52m)

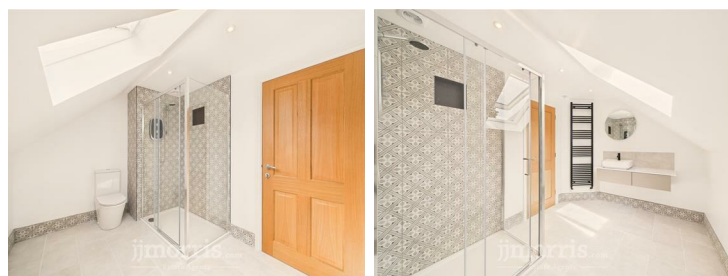
('L' shaped maximum plus 2 dormers each measuring 4'2" x 2'6") With fitted carpet, 8 downlighters, 2 double glazed hardwood painted dormer windows (affording superb Coastal Sea Views over Newport Bay to Morfa Head and beyond), 2 Velux windows with blinds (remote controlled), double panel and single panel radiators, access to undereaves storage space, 12 power points, door to En Suite Shower Room and louvre double doors to:-

Walk in Wardrobe

7'0" x 4'5" (2.13m x 1.35m)

With fitted carpet, hanging rails, ceiling light and a mains smoke detector.

En Suite Shower Room



12'02" x 7'5" maximum (3.71m x 2.26m maximum)

With ceramic tile floor, white suite of WC, Wash Hand

Basin in a vanity surround and a glazed and tiled Shower Cubicle with an Aqualisa electric shower, extractor fan, 3 downlighters, chrome heated towel rail/radiator, access to undereaves storage space, Velux window and an illuminated wall mirror.

View from the Master Bedroom/Studio



Externally



Directly to the fore of the Property is a wall and rail forecourt with a Paved Path/Patio. To the side of the Property is a block pavior hardstanding which allows for Off Road Parking for 2/3 Vehicles. A paved path leads from the parking area to a good sized rear Garden which has the benefit of a Paved Patio with steps leading up to a sizeable, gently sloping Lawned Garden with Flowering Shrubs, Heathers, Hydrangeas, Roses, a Castor Oil Plant etc. There is also a Timber Garden Shed.

4 Outside Electric Lights and an Outside Water Tap.

Services

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

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Llys y Coed is a deceptively spacious detached Victorian style modern Private Residence which is now in excess of 20 years old. The Property is in excellent decorative order throughout and has the benefit of Gas fired Central Heating, Hardwood painted (bespoke) Double Glazed Windows and Doors. Cavity Wall, Roof and Floor Insulation. In addition, it has a wall and rail forecourt as well a block pavior hardstanding allowing for Off Road Parking for 2/3 Vehicles. There is a good sized south facing Garden at the Rear with a Paved Patio and steps leading up

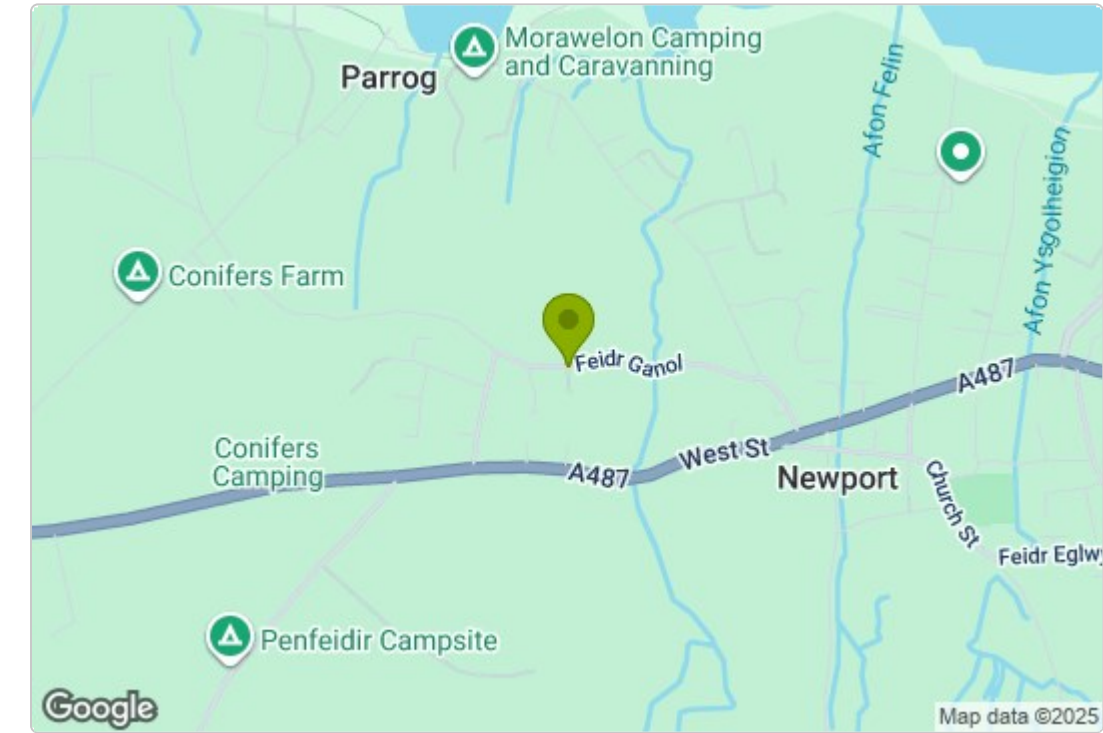
to a gently sloping Lawned Garden with Flowering Shrubs. It is ideally suited for a Family, Early Retirement, Investment, Air BnB or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. It stands in one of Newport's most popular residential areas and within half a mile or so of the beach at The Parrog and is conveniently situated to the Town Centre and the shops at Market Street and Long Street. Early inspection strongly advised.



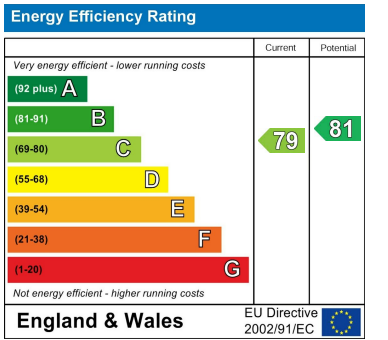
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - New Build

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