



Parc Y Nant, Parrog Road, Newport, Pembrokeshire, SA42 0RJ

Price Guide £750,000

*A deceptively spacious Detached single storey Bungalow residence.

*Well appointed Hall, 2 Reception, Kitchen, Utility, Sep WC, 4 Bedrooms and 2 Bath/Shower Accommodation.

*All Mains Services. Gas fired Central Heating. uPVC Double Glazing, Wall and Loft Insulation.

*Good sized Garage with an adjoining Lean to Store Shed and a large Tarmacadamed hardstanding allowing for Vehicle Parking Space. Ornamental Stone and Slate hardstanding areas allowing for additional Vehicle/Boat/Caravan Parking.

*Good sized well maintained rear Lawned Garden with Flowering Shrubs and a large Slate Paved Patio Area together with raised Vegetable Beds, Flowering Shrubs, Roses and a Garden Shed 8'0" x 8'0" approx.

*Sea Views to Morfa Head from the south western end of the Garden as well as Rural Views to Carn Ingli Mountain.

*Ideally suited for Family, Retirement, Investment or Holiday Letting purposes.

*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 several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within a quarter of 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. Spring Brook is also situated within a Conservation area.

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, a Cinema/Theatre, 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 Withybus.

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

Parrog Road is a popular Residential area which runs in a north westerly direction off West Street towards the beach at The Parrog and the Coast. Parc y Nant is situated within 650 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 7 miles and in the Town of Newport, take the second turning on the left into Parrog Road. Continue on this road for a third of a mile or so passing the layby on the left and Parc y Nant is the first Bungalow on the left hand side of the road. A 'For Sale' Board is erected on site.

Description

Parc y Nant comprises a Detached single storey Bungalow residence of a timber frame, concrete block and cavity concrete block construction with rendered and coloured elevations under a pitched concrete tile roof.

Accommodation is as follows:-

Oak Entrance Door to:-

Porch



5'4" x 3'1" (1.63m x 0.94m)

With ceramic tile floor, ceiling light and a uPVC Double Glazed Door to:-

Hall



16'0" x 3'8" (4.88m x 1.12m)

With an engineered Oak floor, radiator, ceiling light, opening to Inner Hall and doors to Kitchen and:-

Bedroom 1



18'2" x 11'9" (5.54m x 3.58m)

With fitted carpet, 2 uPVC double glazed windows with vertical blinds, ceiling light, pull switch, double panelled radiator, telephone point, TV point, 8 power points and door to:-

En Suite Shower Room



8'3" x 5'5" (2.51m x 1.65m)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin and glazed and tiled Shower Cubicle with a Mira Excel thermostatic shower, 3 downlighters, Manrose extractor fan, towel rail, mirror tiles, chrome heated towel rail/radiator and a uPVC double glazed window with Venetian blinds.

Inner Hall



19'6" x 3'8" plus 4'7" x 3'0" (5.94m x 1.12m plus 1.40m x 0.91m)

('L' shaped) With and engineered Oak floor, 2 mains smoke detectors, 2 ceiling lights, Honeywell central heating thermostat control, fitted shoe cupboard and doors to Bedrooms and:-

Bathroom



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

With ceramic tile floor, fully tiled walls, white suite of panelled Bath with shower attachment, Wash Hand Basin, WC and a glazed and tiled Quadrant Shower with a Mira Sport electric shower, 4 downlighters, Manrose extractor fan, uPVC double glazed window, illuminated mirror fronted bathroom cabinet and a chrome heated towel rail/radiator.

Bedroom 2



11'9" x 11'8" (3.58m x 3.56m)

With fitted carpet, double panelled radiator, uPVC double glazed window with vertical blinds, ceiling light, 2 electricity consumer units, pine corner shelf and 6 power points.

Bedroom 3



11'9" x 10'7" maximum (3.58m x 3.23m maximum)
With fitted carpet, radiator, uPVC double glazed window with vertical blinds, ceiling light and 6 power points.

Bedroom 4



12'8" x 8'6" (3.86m x 2.59m)
With fitted carpet, radiator, uPVC double glazed window, ceiling light and 6 power points.

A door from the Hall gives access to a:-

Kitchen/Dining Room



27'10" x 13'0" overall (8.48m x 3.96m overall)
("L" shaped)

The Kitchen/Diner is divided as follows:-

Kitchen



18'2" x 10'0" (5.54m x 3.05m)
and:-

Dining Area



13'0" x 9'8" (3.96m x 2.95m)

They both have ceramic tile floors together with 3 uPVC double glazed windows (1 with vertical blinds), double and single panelled radiators, range of fitted floor and wall cupboards, part tile surround, concealed worktop light, cooker box, 16 power points, appliance points, part tile surround, 5 ring Gas Cooker Hob, Cooker Hood (externally vented), built in Dishwasher, built in Fridge Freezer, Bosch eye level Double Oven/Grill, downlighters and 2 ceiling lights, pine door to Utility Room and glazed double doors to:-

Lounge



23'0" x 15'6" (7.01m x 4.72m)

With an engineered Oak floor, uPVC double glazed window with vertical blinds, 2 pairs of uPVC double glazed French doors to rear garden with vertical blinds, 2 ceiling lights, 3 wall lights, Badger multifuel stove on a slate hearth, 2 double panelled radiators, 2 telephone points, TV point, 14 power points and a carbon monoxide alarm.

A door from the Kitchen gives access to a:-

Utility Room



7'8" x 5'11" (2.34m x 1.80m)

With ceramic tile floor, plumbing for automatic washing machine, uPVC double glazed window, ceiling light, range of floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 4 power points, Honeywell central heating timeswitch, uPVC double glazed door to Rear Garden, mains smoke detector, part tile surround, double panelled radiator and door to:-

Separate WC



5'11" x 2'11" (1.80m x 0.89m)

With ceramic tile floor, ceiling light, uPVC double glazed window, white suite of WC and Wash Hand Basin in a vanity surround, tile splashback, toilet roll holder, ceiling light and access to an Insulated Loft which houses a wall mounted Worcester Gas Combination Boiler (heating domestic hot water and firing central heating).

Externally



A double gated access off Parrog Road leads into a tarmacadamed hardstanding which allows for ample Vehicle Parking and Turning Space and gives access to the Garage.

There are also Ornamental Stone and Slate Chip Areas a which allow for additional Vehicle/Caravan/Boat Parking Space.

Adjoining the Garage is a:-

Lean to Store Shed/Home Office/Studio



11'8" x 6'7" (3.56m x 2.01m)

Of cavity concrete block construction with a corrugated cement fibre roof. It has a pedestrian door access, double glazed window, strip light and 4 power points. Adjoining is the:-

Garage



18'3" x 11'2" approx (5.56m x 3.40m approx)

Of cavity concrete block construction with rendered and coloured elevations under a pitched concrete tile roof. It has part glazed double wooden doors, 2 double glazed windows, a strip light, concreted floor and 10 power points.

There is a concrete path surround to the Bungalow and to the rear is a large south west facing Slate Paved Patio together with a good sized gently sloping Lawned Garden with Flowering Shrubs, Roses and a raised Slate Paved Patio at the southern end from where Sea Views can be

enjoyed over Newport Bay to Morfa Head as well as Carn Ingli Mountain views from the Rear Garden. There are also 5 raised Vegetable Beds and a:-

Garden Shed

8'0" x 8'0" (2.44m x 2.44m)

3 Outside Electric Lights (2 sensor lights), 2 Outside Power Points and an Outside Water Tap.

The boundaries of Parc y Nant are edged in red on the attached Plan which is Not to Scale.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors throughout. Oak Front Entrance Door. Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

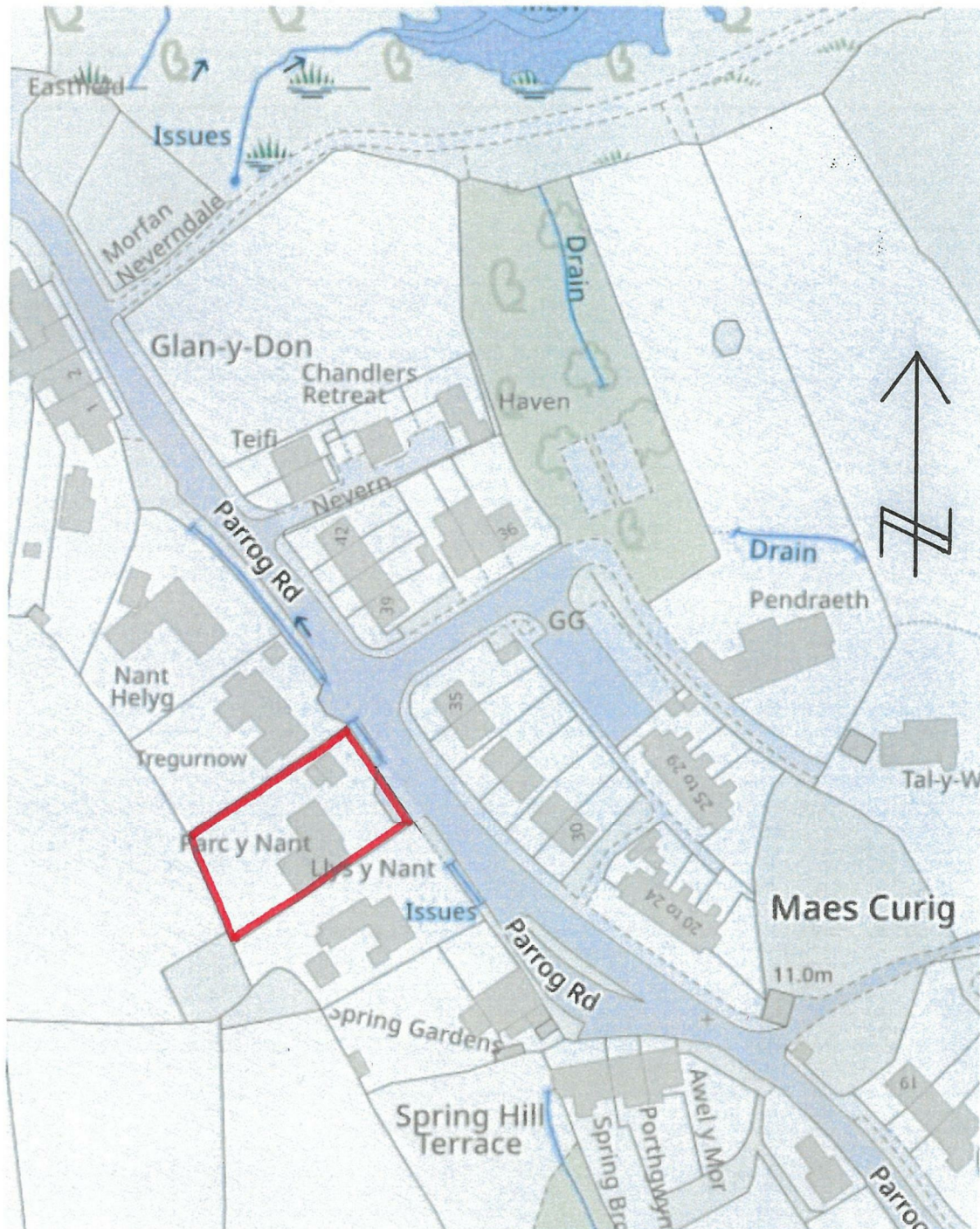
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Parc y Nant is a spacious Detached single storey Bungalow residence which stands in one of Newport's most popular residential areas and is within a few hundred yards or so of the beach at The Parrog. The Property is in excellent decorative order throughout and benefits from Gas Central Heating, uPVC Double Glazed Windows and Doors and both Wall and Loft Insulation. In addition, it has a Garage as well as ample Off Road Vehicle Parking and Turning Space together with a good sized rear gently sloping Lawned Garden as well as a large Slate Paved Patio, Raised Vegetable Beds and Flowering Shrubs. It is ideally suited for Family, Retirement, Investment or for Holiday Letting purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

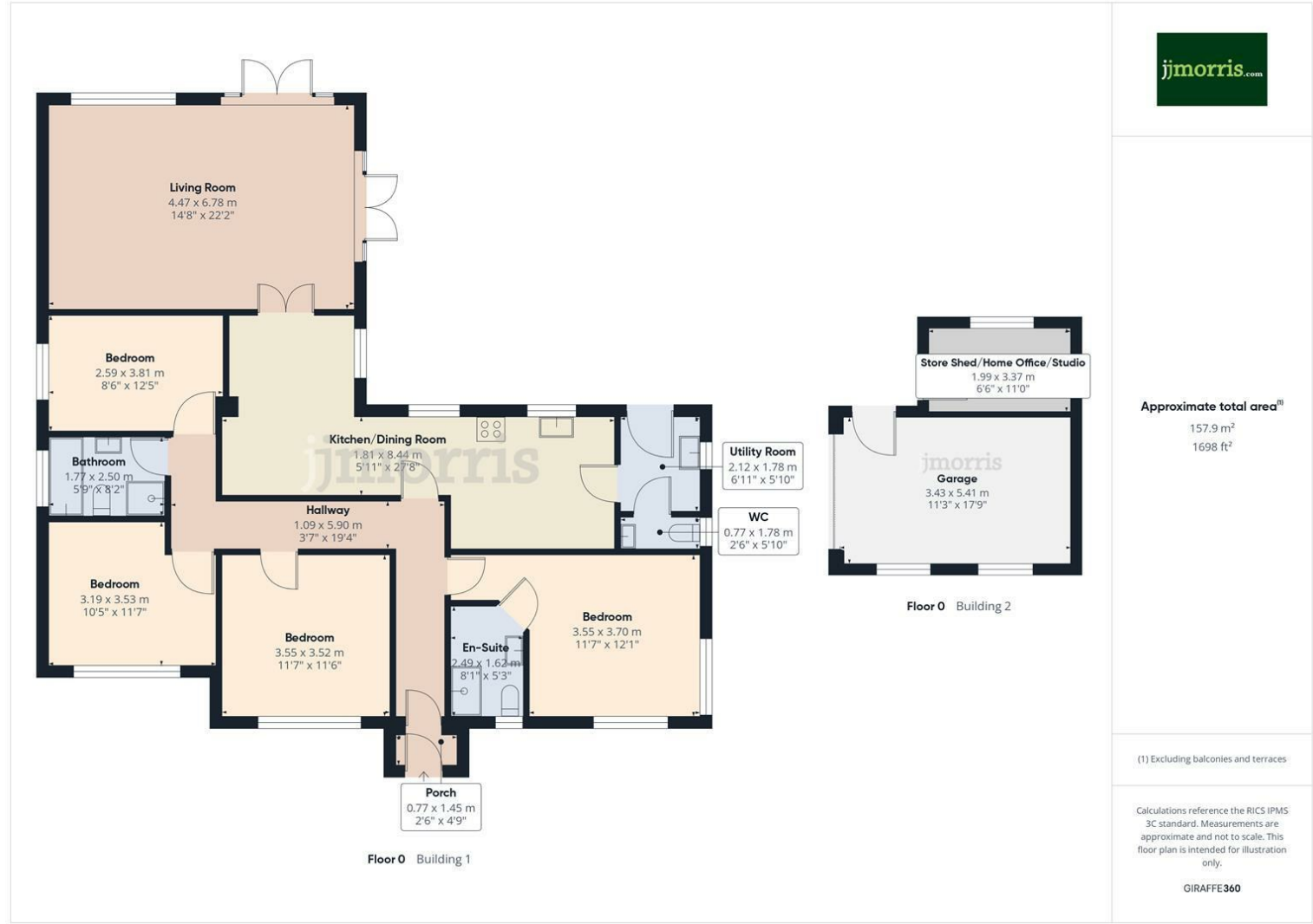




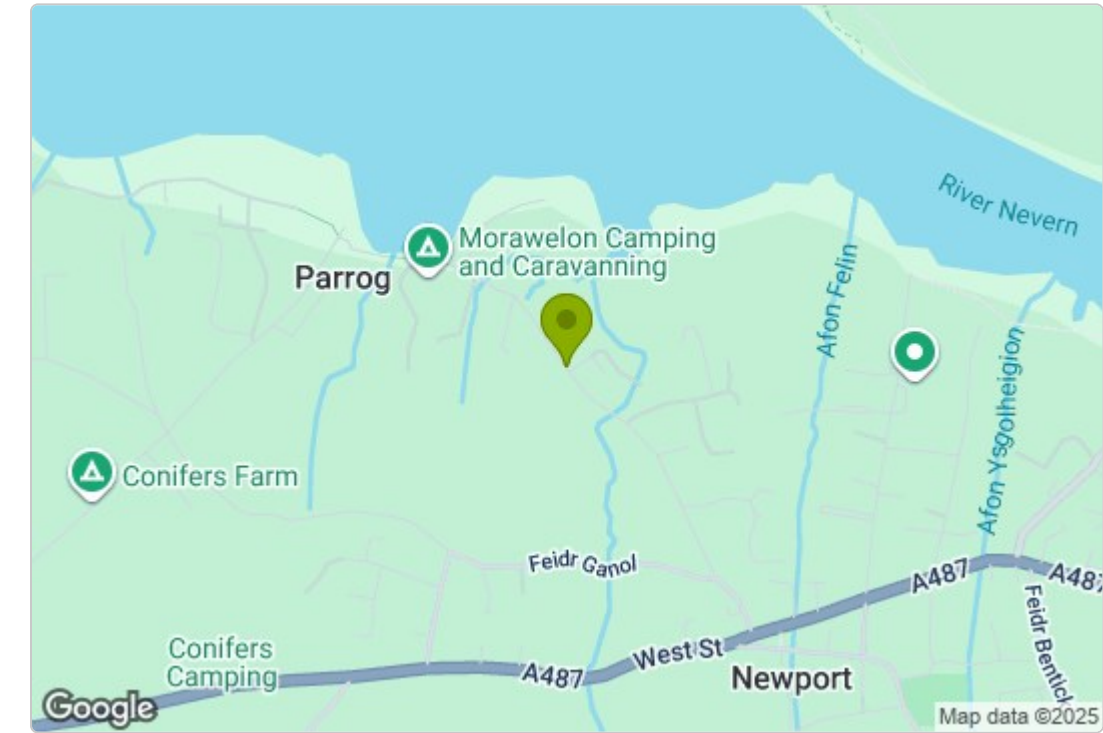
**Parc y Nant,
Parrog Road, Newport, Pembrokeshire**

**Plan Not to Scale
Plan for Identification Purposes Only**

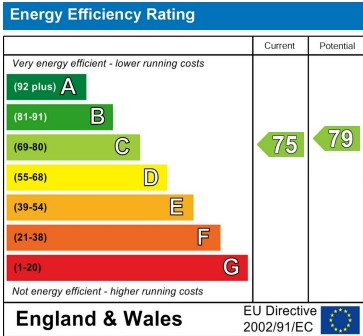
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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