



The Myrtles, Upper St. Mary Street, Newport, Pembrokeshire, SA42 0PS

Price Guide £399,950

- * An attractive (stone faced) double fronted Terraced 2 storey Dwelling House.
- * Comfortable 3 Reception, Kitchen, 3 Bedrooms, Box/Cot Room/Office and Shower Room accommodation.
 - * Gas fired Central Heating, uPVC Double Glazing and Loft Insulation.
- * Narrow concreted Forecourt/Path to fore and a rear concreted Patio with adjacent Store Shed and Outside WC and steps leading to a good sized, west facing Lawned Garden with Flowering Shrubs and Apple Trees.
 - * Ideally suited for a Family, Retirement, Investment or for Letting purposes.
 - * Early inspection strongly advised. Realistic Price Guide. 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 a good range of Shops, a Post Office, Library, 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 a 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, a Post Office, Petrol Filling Stations, a Further Education College and a newly built day 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 north east to Cardigan and Aberaeron west to Fishguard and south along the Main A40 Road to Haverfordwest.

Upper St Mary's Street is a popular residential area which runs in a southerly direction off the Main A487 Road towards the Church. The Myrtles is situated within 200 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 fourth turning on the right (a short distance past Havard's Ironmongery Shop) into Upper St Mary's Street. Proceed up the hill for 100 yards or so and The Myrtles is situated on the right hand side of the road. 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 second turning on the left into Upper St Mary's Street. Follow directions as above.

DESCRIPTION

The Myrtles comprises a Terraced 2 storey Dwelling House of solid stone and cavity concrete block construction with stone faced front elevation and rendered rear elevations under pitched and lean-to composition slate roofs. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

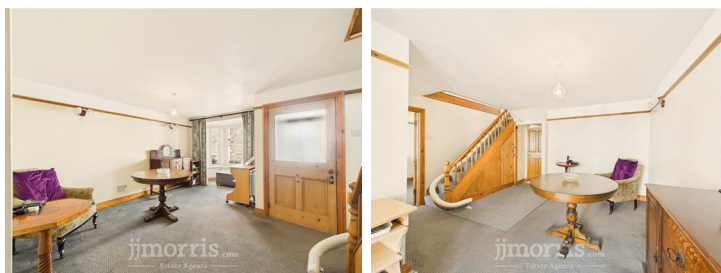
Hall



4'7" x 3'5" (1.40m x 1.04m)

With quarry tile floor, electricity meter and fuse box, ceiling light and a half glazed pine door to:-

Living Room



17'7" x 13'10" (5.36m x 4.22m)

(maximum measurement). With fitted carpet, Pine staircase to First Floor, picture rail, ceiling light and 2 wall lights, uPVC double glazed bay window with vertical blinds, double panelled radiator, understairs cupboard, smoke detector (not tested), 4 power points, Pine door to Dining Room and a half glazed Pine door to:-

Sitting Room



17'6" x 10'5" (5.33m x 3.18m)

With fitted carpet, feature fireplace alcove, picture rail, ceiling light, uPVC double glazed window with vertical blinds, radiator and 4 power points.

Dining Room



14'6" x 7'10" (4.42m x 2.39m)

With vinyl floor covering, uPVC double glazed window, double panelled radiator, alcove with shelves, strip light, uPVC double glazed door to rear Patio and Garden, 4 power points, boarded fireplace opening with quarry tiled hearth and a Gas fire point and an opening to:-

Kitchen/Breakfast Room



14'8" x 7'10" (4.47m x 2.39m)

With vinyl floor covering, uPVC double glazed window with roller blind, strip light and ceiling light, radiator, inset single drainer stainless steel sink unit with mixer tap, range of Oak floor and wall cupboards, part tile surround, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), Hygena 4 ring Gas Cooker Hob, plumbing for automatic washing machine, fridge recess, 10 power points and worktop lighting.

A staircase from the Living Room gives access to a:-

Three Quarter Landing



5'3" x 2'3" (1.60m x 0.69m)

(approx). With fitted carpet, radiator, 2 power points and a short flight of stairs to the First Floor Main Landing and:-

First Floor

Rear Landing



7'0" x 3'9" (2.13m x 1.14m)

With fitted carpet, uPVC double glazed window overlooking rear Garden, coved ceiling, ceiling light and door to:-

Bedroom 3



9'5" x 7'6" (2.87m x 2.29m)

With fitted carpet, radiator, uPVC double glazed window overlooking rear Garden, coved ceiling, telephone point and 4 power points.

Shower Room



9'10" x 7'7" (3.00m x 2.31m) (maximum). With fitted carpet, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira 413 Thermostatic Shower, ceiling light, mirror fronted bathroom cabinet, radiator, 2 towel rails, uPVC double glazed window overlooking rear Garden, toilet roll holder, tiled splashback and an Airing Cupboard with radiator, shelves and 1 power point.

Main Landing



8'6" x 2'9" (2.59m x 0.84m) With fitted carpet, ceiling light, smoke detector (not tested) and access to an Insulated Loft.

Bedroom 1



14'4" x 11'4" (4.37m x 3.45m) (maximum measurement). With fitted carpet, uPVC double glazed window, ceiling light, wall reading light, radiator, telephone point and 4 power points.

Bedroom 2



14'5" x 7'9" (4.39m x 2.36m) With fitted carpet, uPVC double glazed window, wall reading light, ceiling light, radiator and 4 power points.

Box/Cot Room/Office



6'6" x 4'10" (1.98m x 1.47m) With sliding door from Landing, fitted carpet, uPVC double glazed window and ceiling light.

Externally



There is a narrow concreted Forecourt/Path to the fore which would allow for Off Road Parking for a small Vehicle. To the rear of the Property is a Concreted Patio (Astroturf covered) with gives access to the steps to the rear Garden and a door to a:-

Store Shed

11'0" x 6'0" (3.35m x 1.83m) (approx). Of concrete block construction with a corrugated cement fibre roof with a door opening to a:-

Separate WC

5'0" x 3'6" (1.52m x 1.07m) (approximate measurement). Of concrete block

construction with a corrugated cement fibre roof.

Steps from the rear Patio give access to a good sized Lawned Garden with Flowering Shrubs, Buddleia, Apple Trees and a:-

Garden Tool Shed

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

(approximate measurement only). Of concrete block construction.

In addition, there are 2 Outside Lights and a Satellite Dish.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

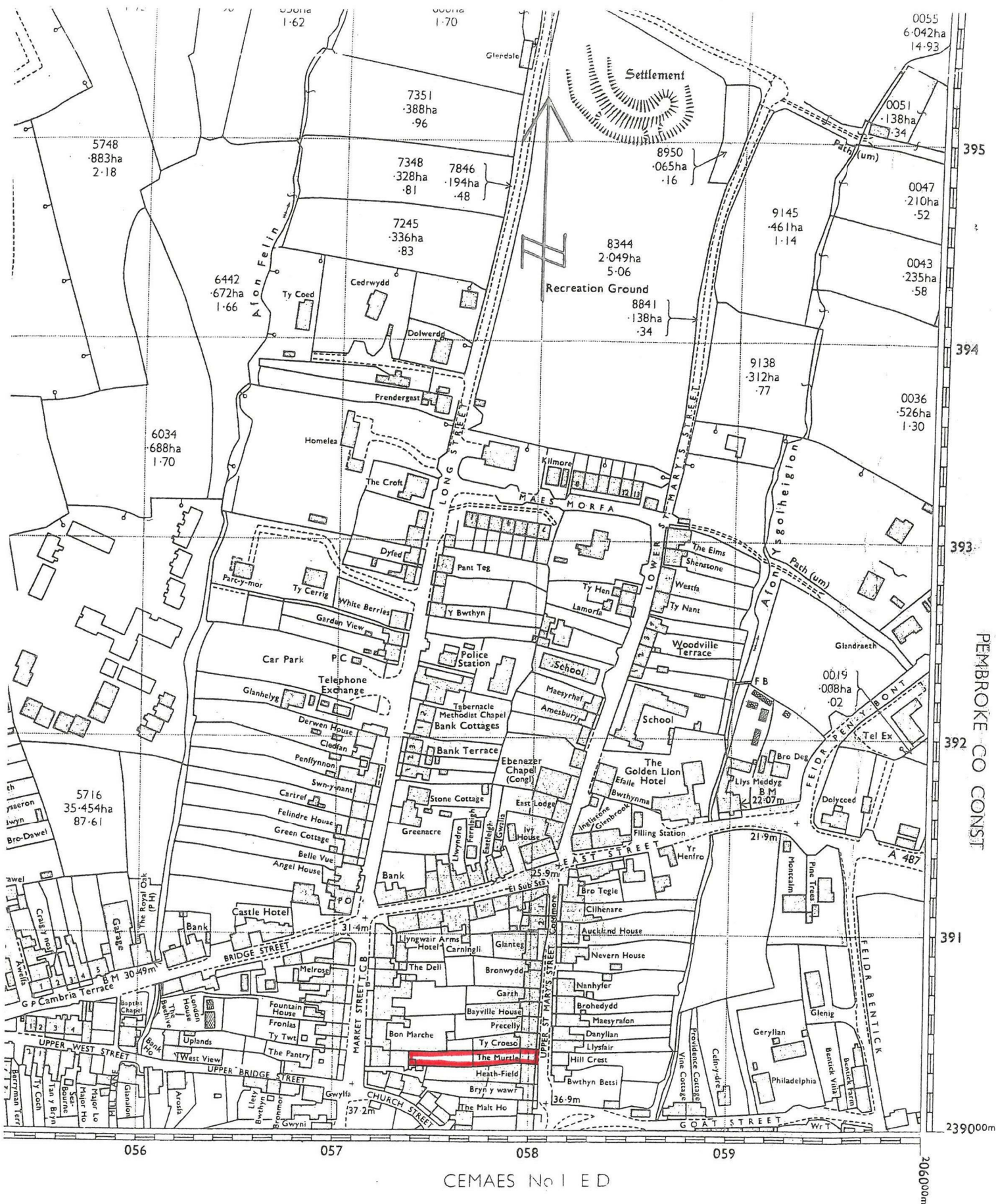
TENURE

Freehold with Vacant Possession upon Completion.

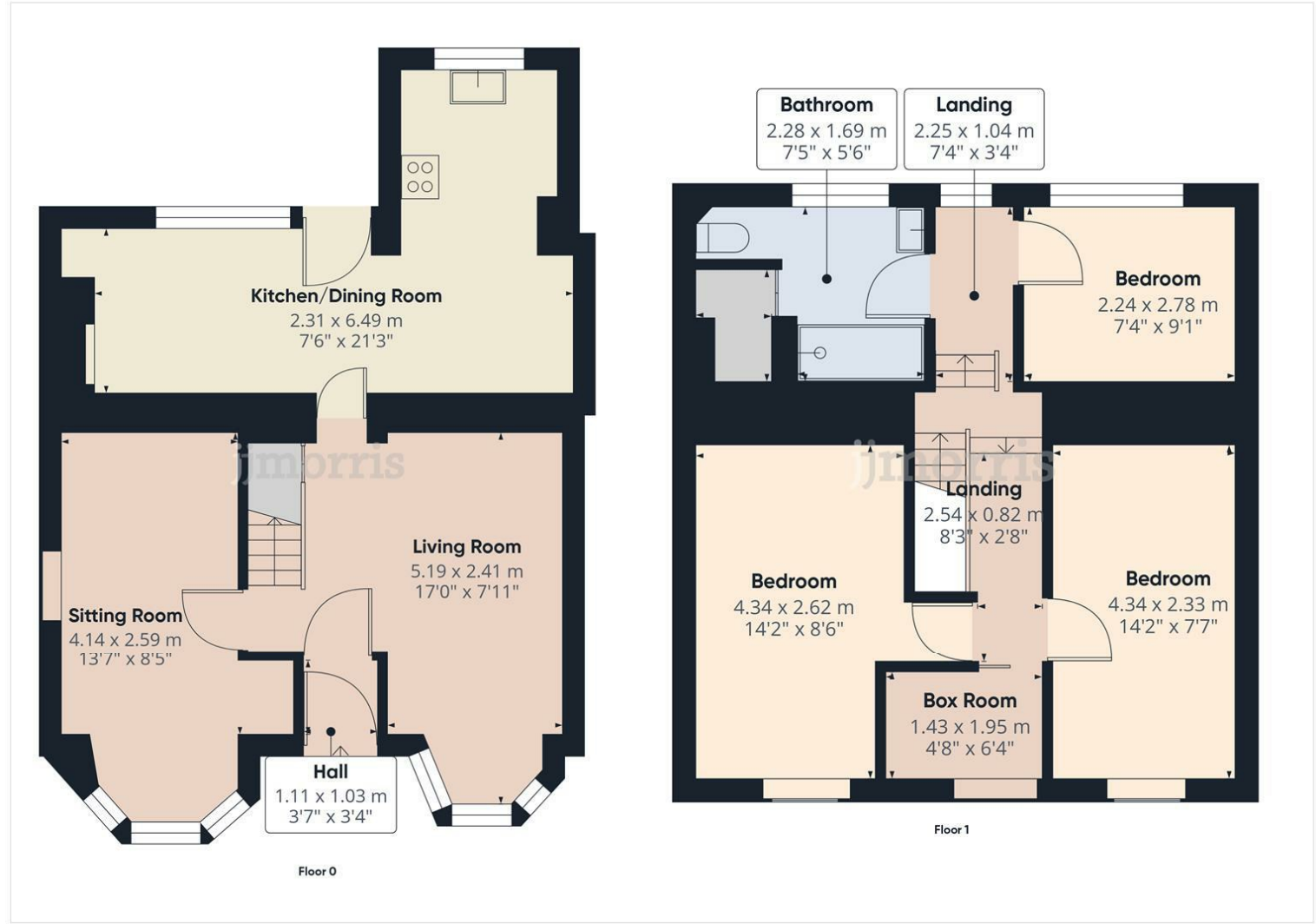
REMARKS

The Myrtles is an attractive double fronted (stone faced), Terraced Dwelling House which stands in one of Newport's most popular residential areas and being ideally suited for a Family, Retirement, Investment or for Letting purposes. The Property is in good decorative order benefiting from Gas Central Heating, uPVC Double Glazing and Loft Insulation. In addition, it has 3 Reception, Kitchen, 3/4 Bedroom and Shower Room accommodation together with a narrow concreted Forecourt at the fore, an Astroturf covered Patio and a good sized rear (west facing) Lawned Garden. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

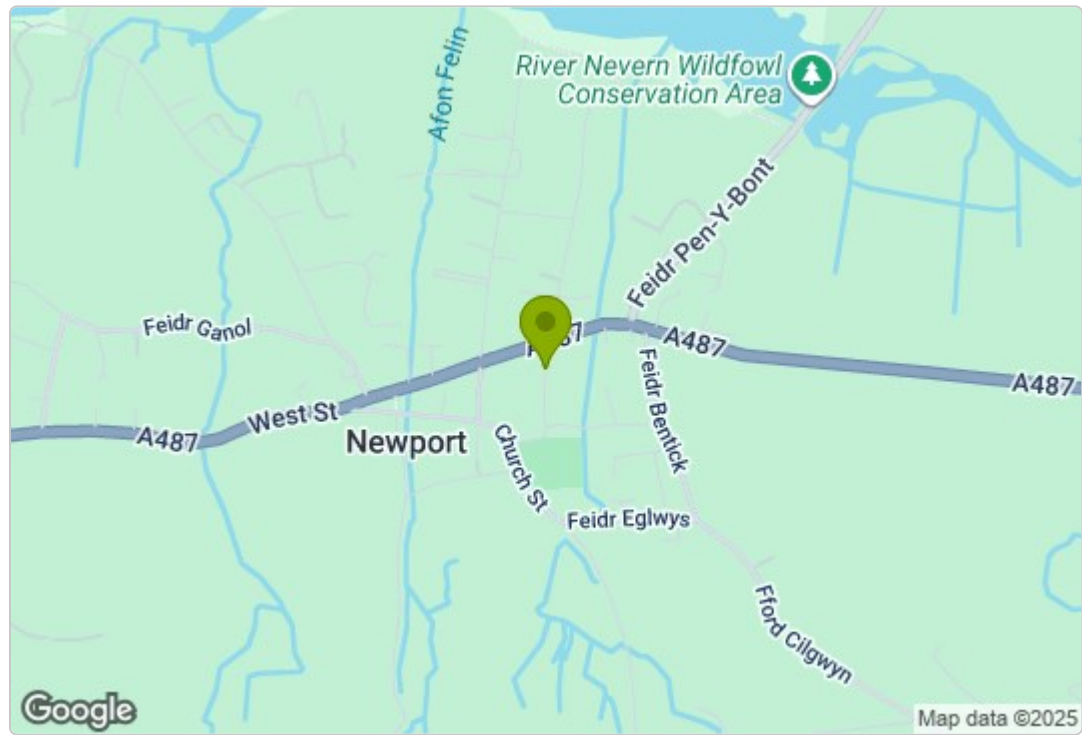




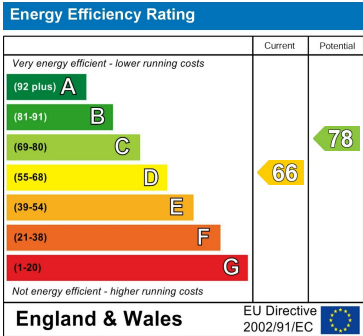
Floor Plan



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

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