



jmorris.com



Tregurnow Parrog Road, Newport – SA42 0RJ

£745,000 Freehold

An exceptional Detached, Single Storey Residence which has been renovated and extended in recent years.

Deceptively spacious accommodation inc Hall with Cloakroom, Kitchen/Diner, Sitting Room, Utility, Separate WC, Master Bedroom with En Suite Shower Room, a further 3 Bedrooms and a Bathroom.

Underfloor Gas Central Heating in all Rooms, Wall and Loft Insulation and uPVC Double Glazing.

Off Road Parking for 3/4 Vehicles at the fore together with large Landscaped Garden to rear with Lawns, Flowering Shrubs, Flower Beds, Acers and a Large Indian Sandstone Paved Patio.

Delightful and convenient location within a few hundred yards of the beach at The Parrog and being ideally suited for Family, Retirement, Investment or for Holiday Letting.

Inspection is Essential. Realistic Price Guide.

Situation

Tregurnow stands inset off Parrog Road and is within 300 yards or so of the Beach at The Parrog and within half a mile or so of Newport Town Centre and the Shops at Long Street and Market Street. 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, Health Centre and Dental Surgery. The Pembrokeshire Coastline at The Parrog is within a short walk and also close by are numerous sandy beaches and coves including Newport Sands, 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.

Market Towns

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 which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets, 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.

Directions

From Fishguard take the Main A487 Road east for some 7 miles and in the Town of Newport take the 2nd turning on the left into Parrog Road. Continue on this road for 500 yards or so and Tregurnow is situated on the left 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 4th turning on the right into Parrog Road. Follow directions as above. What3words:-
///texts.clown.reheat.

Description

Bathroom

7' 7" x 6' 8" (2.31m x 2.03m)

With a ceramic tile floor with underfloor heating, white suite of 'P' shaped Bath with a curved glazed Shower screen and thermostatic shower over, Wash Hand Basin in a vanity surround and WC, fully tiled walls, Chrome electrically heated towel rail/radiator, illuminated wall mirror uPVC double glazed window with blind, tiled shelf, 3 ceiling spot light and a Manrose extractor fan.

Study/Bedroom 4

11' 0" x 8' 7" (3.35m x 2.62m)

With a Karndean Oak floor with underfloor heating, uPVC double glazed window, TV point, telephone point, ceiling light and 8 power points.

Bedroom 2

14' 3" x 12' 10" (4.34m x 3.91m)

maximum with Karndean Oak floor with underfloor heating, uPVC double glazed window with blind, coved ceiling, ceiling light, 6 power points and central heating thermostat control.

Bedroom 3

14' 3" x 10' 2" (4.34m x 3.10m)

With Karndean Oak floor with underfloor heating, a uPVC double glazed window, coved ceiling, ceiling light, TV point, 6 power points and a Honeywell central heating thermostat control.

Bedroom 1

16' 0" x 14' 8" (4.88m x 4.47m)

plus door recess 5'9" x 3'3". With Karndean Oak floor with underfloor heating, Honeywell central heating thermostat control, 2 uPVC double glazed windows, coved ceiling, ceiling light, 2 wall lights, TV point, telephone point, USB points, 14 power points, uPVC double glazed French door to rear garden and door to:-

En Suite Shower Room

10' 8" x 8' 4" (3.25m x 2.54m)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin in vanity surround and a glazed and tiled Shower Cubicle with thermostatic shower, uPVC double glazed window, Chrome electrically heated towel rail/radiator, tiles shelf, toilet roll holder, Airing/Linen Cupboard with an electric tube heater and shelves and a built in Cupboard housing a pressurised Hot Water Cylinder and Immersion Heater.

Vehicle Parking

A block pavior drive leads off Parrog Road to a gated entrance and a block pavior hardstanding directly to the fore of the Bungalow which allows for Ample Vehicle Parking and Turning Space. There are also Ornamental

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You can include any text here. The text can be modified upon generating your brochure.

<p>Cardigan</p> <p>☎</p> <p>01239 612343</p>	<p>Fishguard</p> <p>☎</p> <p>01348 873836</p>	<p>Haverfordwest</p> <p>☎</p> <p>01437 760440</p>	<p>Narberth</p> <p>☎</p> <p>01834 860260</p>
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