



Tregurnow Parrog Road, Newport – SA42 0RJ

£795,000 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.

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](https://www.what3words.com/texts/clown.reheat).

Description

Tregurnow comprises a Detached single storey Bungalow residence of a Timber Frame Construction with an external skin of Concrete Block and extensions of Cavity Concrete Block construction with rendered and whitened elevations under a pitched concrete tile roof. Accommodation is as follows:-

Storm Porch

9' 0" x 5' 0" (2.74m x 1.52m)

With a hardwood painted Entrance Door to:-

Reception Hall

24' 3" x 7' 8" (7.39m x 2.34m)

With a Karndean Oak floor with underfloor heating, 2 ceiling lights, coved ceiling, telephone points, 6 power points, built in cupboard with central heating manifold, Honeywell central heating thermostat control, opening to Inner Hall, uPVC double glazed French door to a large Rear Indian Sandstone Paved Patio, doors to Kitchen/Dining Room:-

Walk In Cloaks Cupboard

With hanging rail, shoe rack and electric light.

Kitchen/Dining Room

23' 2" x 18' 3" (7.06m x 5.56m)

With Karndean Oak floor with underfloor heating, range of fitted floor and wall cupboards with laminate worktops, coved ceiling, ceiling light, 19 downlighters on dimmers, mains smoke detector, appliance points, 24 power points, telephone point, USB points, Stone effect splashback, built in Bosch electric single oven/grill, built in Blomberg microwave/oven, built in fridge /freezer, 2 uPVC double glazed windows with roller blinds, Bosch 5 ring gas cooker hob, Blomberg built in dishwasher, inset single drainer quartz sink unit with mixer tap, 2 Honeywell central heating thermostat controls, door to Utility room and double sliding doors to:-

Sitting Room

17' 0" x 15' 3" (5.18m x 4.65m)

With a Karndean Oak floor with underfloor heating, uPVC double glazed window, uPVC double glazed patio door to a rear Indian Sandstone Paved Patio, coved ceiling, ceiling light, 2 wall lights, TV point, telephone point, 10 power points and a Honeywell central heating thermostat control.

Utility Room

7' 8" x 7' 4" (2.34m x 2.24m)

With a Karndean Oak floor with underfloor heating, plumbing for automatic washing machine, Worcester wall mounted Gas Condensing Boiler (heating domestic hot water and firing central heating), uPVC double glazed door to exterior, coved ceiling, ceiling light, 4 power points, Honeywell central heating thermostat control, electricity consumer unit, carbon monoxide alarm and door to:-

Separate WC

6' 6" x 3' 7" (1.98m x 1.09m)

With Karndean Oak floor with underfloor heating, uPVC double glazed window and white suite of WC and Wash Hand Basin in a vanity surround, towel ring, toilet roll holder, extractor fan and ceiling light.

Inner Hall

16' 0" x 9' 8" (4.88m x 2.95m)

('L' shaped maximum) With a Karndean Oak floor with underfloor heating, 2 power points, Honeywell central heating thermostat control and access via Aluminium Slingsby type ladder to a fully insulated and boarded Loft area which measures 34'6" x 6'6" with 2 strip lights.

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, Honeywell central heating thermostat control, 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, tiled shelf, toilet roll holder, Airing/Linen Cupboard with 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 Stone Areas and a:-

Store Shed

12' 0" x 10' 0" (3.66m x 3.05m)

Of timber construction with a corrugated iron roof. It has a double glazed sash window, work bench, strip light and 12 power points.

Garden

There is an Indian Sandstone paved path surround to the Property and to the rear is a large Indian Sandstone Paved Patio and a delightful Landscaped Garden with a large Lawned Garden together with Flowering Shrubs, Flower Beds, Acers etc. There is also a Timber Garden Shed 10'0" x 8'0" and an Aluminium Greenhouse 10'0" x 6'0".

5 Outside Water Taps (including a Hot Water Tap) and 8 Outside Electric Lights. 3 Outside Power Points.

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. A Gas Boiler provides Underfloor Heating throughout the Bungalow and heats Domestic Hot Water. uPVC Double Glazed Windows and Doors. Loft Insulated and Boarded. Cavity Wall Insulation. 2 Solar Water Panels on rear (south facing) Roof.

Telephone, subject to British Telecom Regulations.

Broadband Connection.

Tenure

Freehold Possession upon Completion.

Remarks

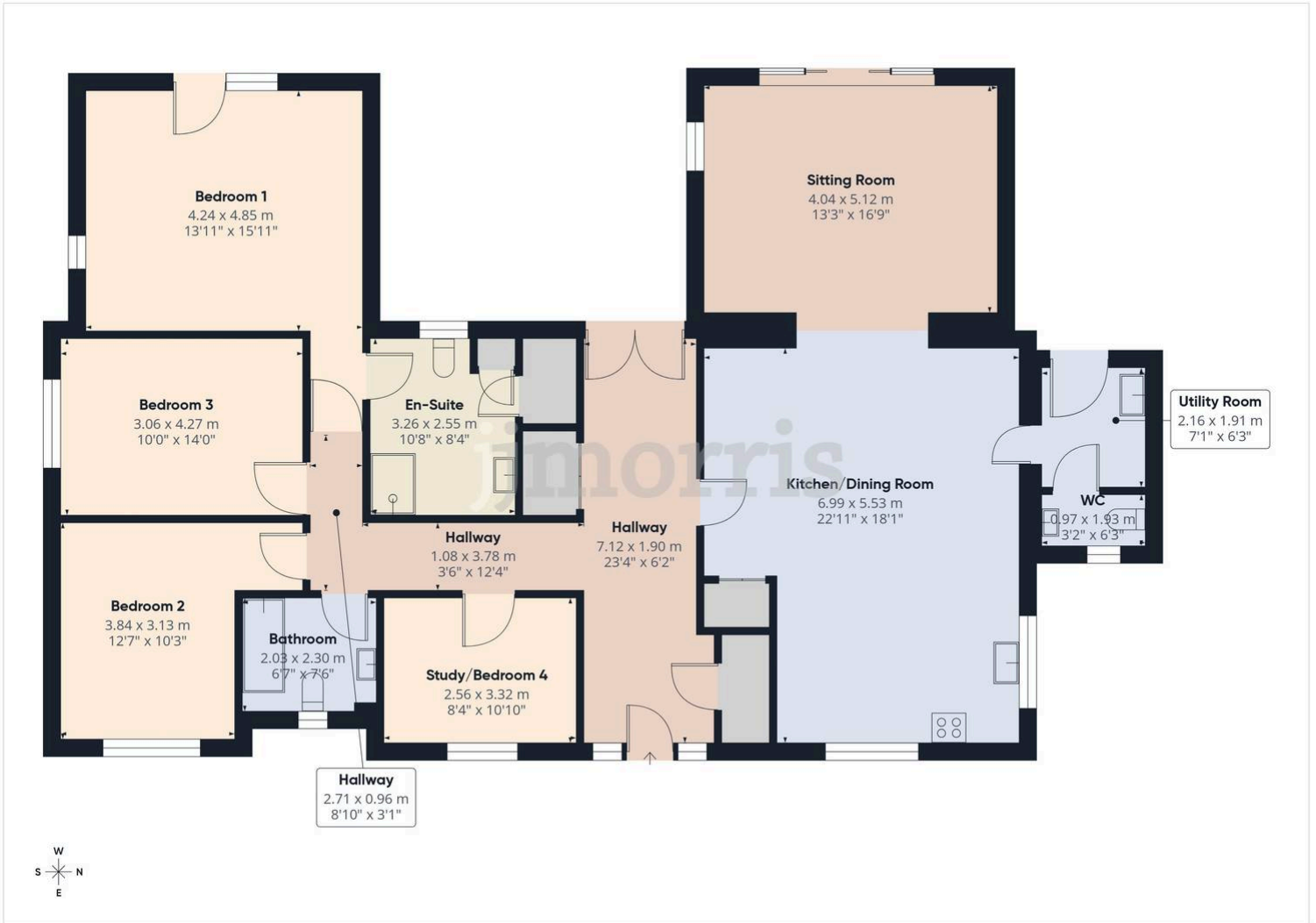
Tregurnow is an attractive, well appointed Detached single storey Bungalow Residence which stands in one of Newport's popular Residential areas and being ideally suited for Retirement, a Family, Investment or for Holiday Letting. It is in excellent decorative order throughout benefitting from Gas (Underfloor) Heating, uPVC Double Glazed Windows and Doors and both Wall and Loft Insulation. In addition, it has Off Road Parking for 3/4 Vehicles as well as a Workshop, Garden Shed and a Greenhouse. It stands in good sized easily maintained Landscaped Garden and Grounds from where views towards the Nevern Estuary as well as Carningli Mountain can be enjoyed. To appreciate the qualities of this exceptional Bungalow and indeed the location in this popular Coastal and Market Town, inspection is essential and strongly advised.











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