



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Maesgolau, Newport, SA42 0LX

Offers in the region of £725,000

 5  4  2  C



# Maesgolau, , SA42 0LX

- Traditional 4/5 bedroom stone-fronted house
- Ideal home with an additional business use
- Overflow accommodation, static caravan with separate electricity supply
- Two bedrooms with en suite shower rooms
- Views towards Carn Ingli and the Nevern Estuary
- Set in approximately 6 acres of pastureland
- 30' x 60' workshop/garage with multiple possibilities
- Spacious kitchen/dining area with an electric Aga
- Parking for multiple vehicles with gated driveway
- EPC rating : C

## About The Property

This is a beautifully presented home with land and business potential. This traditional stone-fronted house offers 5 bedrooms, 6 acres of pastureland, a substantial workshop, and a static caravan, all within easy reach of Newport and the stunning Pembrokeshire Coast.

This detached stone-fronted house offers a blend of character and practicality, with generous living spaces, versatile accommodation, and excellent potential for those looking to run a business from home. Set on the outskirts of Newport, within the Pembrokeshire Coast National Park, the property enjoys an appealing rural setting while remaining accessible to local amenities and the coast.

A gravelled driveway leads through double gates, curving around a central raised lawn before opening into an extensive parking area. The house itself is well-proportioned, offering a balance of traditional features and modern comforts. The main entrance opens into an L-shaped hall with parquet-style laminate wood effect laminate flooring and exposed stonework. Off to one side, the dining room provides a comfortable space with dual-aspect windows. The heart of the home is the kitchen and dining area, where a modern kitchen fitted in 2024 with granite worktops, a Belfast sink with a Quooker tap, and an electric Aga, there is an integral dishwasher, full-height fridge freezer, microwave and eye-level electric oven. The central island also has a granite worktop which is underlit, and has a built-in induction hob, a socket and a charging point. The open-plan layout enhances the connection between the kitchen and dining space, making it a practical and sociable area. A separate rear hallway leads to the study or optional fifth bedroom, alongside a useful utility room with a switch wall and base units, a sink space and plumbing for a washing machine, dryer and WC. From the rear hallway is also a door to the rear garden.

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Continued

The inner hallway gives access to the kitchen, stairs to the first floor and off to the lounge. The spacious lounge is positioned at the far end of the property, features a striking multi-fuel burner with a slate hearth and wooden mantel which adds to the character of the space and has French doors opening to the garden.

Upstairs off the landing with an airing cupboard are four well-sized bedrooms that offer flexible accommodation. Three of these benefit from en-suite shower rooms, while the main family bathroom includes a jacuzzi bath, a separate shower cubicle, and a pedestal basin. A Juliet balcony in the

master bedroom provides a stunning view of the surrounding land, and has built in wardrobes. Two of the bedrooms also enjoy views towards the Nevern Estuary.

Externally, the house is complemented by extensive grounds extending to approximately six acres. A paved patio at the rear leads onto a lawned garden, where a wooden shed and playhouse add to the outdoor amenities. A pond, which naturally fluctuates in water levels, sits within the landscape, contributing to the property's rural charm.

One of the standout features of this property is the substantial

workshop/garage, offering excellent potential for storage, a studio, or other business uses, this is adapted into different areas there is a workshop area, and 2 spacious office areas, the current owners run a business from this premises so could be easily adapted for a variety of uses. An overflow accommodation static caravan is also included, with its own electricity supply, providing extra accommodation or an additional income stream.

This property presents a rare opportunity to acquire a home with significant land, outbuildings, and business potential in a sought-after location. With Newport's shops, restaurants, and beach within easy reach, as well as direct access to the stunning Pembrokeshire countryside, it is well-suited to those looking for a lifestyle change with scope for various ventures.

Entrance Hallway  
15'8" x 3'11"

Dining Room  
15'5" x 12'11"

Kitchen  
23'10" x 14'2"

Rear Hallway  
7'2" x 2'10"

Bedroom 5 / Study  
11'3" x 7'4"

Utility Room / WC  
7'10" x 6'10"

Internal Hallway  
17'0" x 5'1"

Lounge  
19'7" x 16'6"

Landing  
17'2" x 12'3" (I shape)

Bedroom 1  
17'1" x 15'1"

En Suite  
4'11" x 4'10"

Bedroom 2  
16'7" x 13'2"

Family Bathroom  
13'2" x 6'9"

Bedroom 3  
12'7" x 9'10"

En Suite  
5'1" x 4'11"

Bedroom 4  
13'1" x 10'0"

En Suite  
9'0" x 4'1"

Workshop  
29'10" x 29'5"

Office 1  
29'5" x 13'10"

Office 2  
29'5" x 13'10"

Static Caravan

Stable Block

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT  
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County  
Council





TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Private water (borehole which is filtered by UV filters)

HEATING: Oil for the central heating and hot water. And a multi-fuel stove in the lounge

BROADBAND: Connected - TYPE - Standard \*\* up to 16 Mbps Download, up to 1 Mbps upload

\*\*\*FTTC. - PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: Low

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on

a property so as to save any delays.

**CAPITAL GAINS TAX:** If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC -** these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. Located up a driveway off the A487.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

**GENERAL NOTE:** All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

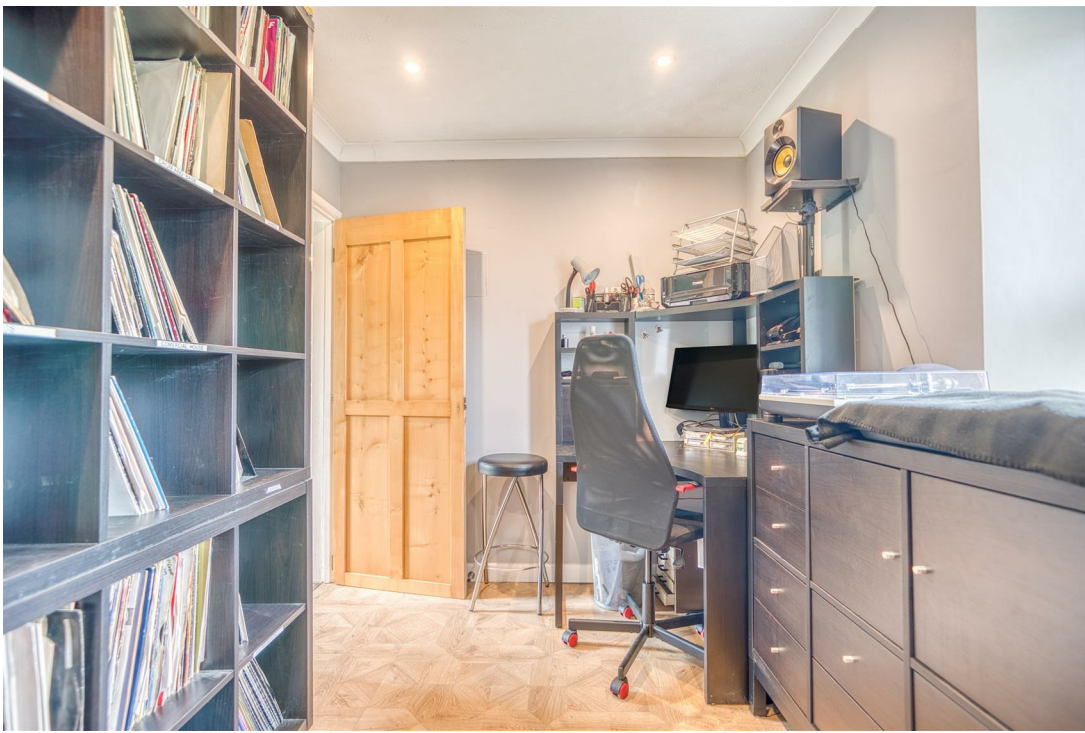
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**DIRECTIONS:**

From Cardigan take the A487 towards Fishguard. Drive through the village of Eglwysrwr and as you reach the long straight just before the village of Newport, the property is located on the left denoted by or for sale board.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



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