



## Penmorfa West Street, Newport – SA42 0TD

£425,000 Freehold

- A deceptively spacious Terraced 3 storey residence which has a Self Contained Annexe/Bedsit on the Ground Floor with an adjacent Integral Garage and a First and Second Floor 3 Bedroom Maisonette.
- The Ground Floor Annexe/Bedsit has an Open Plan Living Room/Kitchen/Bedroom with a Bathroom and Sep WC.
- The Maisonette has Kitchen/Diner, Inner Hall, Living and Bathroom on the 1st Floor and 2 Beds on the 2nd Floor.
- The Property in the Main is Double Glazed. It has Gas Central Heating in both the Annexe and Maisonette and Roof Insulation.
- Sizeable Integral Garage 15'2" x 11'0" and an enclosed Rear Patio Garden with Flowering Shrubs.
- Ideally suited for Investment, Family with an elderly dependant or indeed for Holiday Letting/Air BnB purposes.
- No Chain. Can be purchased fully furnished and equipped as the First and Second Floor Maisonette is currently utilised as an Air BnB.

## 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 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.

## Directions

From Fishguard, take the Main A487 Road east for some 7 miles and on entering the Town of Newport, pass the turning on the left into Maes-y-Cnwce and some 450 yards or so further on, Penmorfa 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 proceed through the Town of Newport in the direction of Fishguard passing the turning on the right for Parrog Road and some 80 yards or so further on, Penmorfa is situated on the right hand side of the road. A "For Sale" Board is erected on site.

## Description

Penmorfa comprises a Terraced 3 storey building of stone and brick construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

### Ground Floor

#### Hardwood Glazed Door to:-

#### Hall

Dimensions: 4.50m x 1.32m (14'9" x 4'4"). With vinyl floor covering, staircase to First Floor Maisonette, 2 power points, pine tongue and groove clad ceiling, single glazed window, electricity meter, fuse box and consumer unit cupboard and door to:-

## Annexe/Bedsit

### Living Room/Kitchen/Bedroom

Dimensions: 5.61m x 4.93m plus 2.87m x 1.75m (18'5" x 16'2" pl. With Oak floorboards, inset single drainer stainless steel sink unit with mixer tap, floor and wall cupboards, windows overlooking Rear Patio Garden, 3 ceiling lights, 6 ceiling spotlights, door to Garden and doors to Bathroom and:-

### Separate WC

Dimensions: 2.06m x 1.14m (6'9" x 3'9"). With ceramic tile floor, suite of WC, radiator, Manrose extractor fan and ceiling light.

### Bathroom

Dimensions: 2.87m x 1.91m (9'5" x 6'3" ). With ceramic tile floor, suite of pine panelled Bath with shower attachment and a Wash Hand Basin in a vanity surround, ceiling light, Worcester wall mounted Gas Boiler (requiring attention), double panelled radiator, Manrose extractor fan and ceiling light. A door from the Living Room gives access to an:-

### Integral Garage

Dimensions: 4.62m x 3.35m (15'2" x 11'0"). With a metal up and over door leading to a hardstanding at the fore adjacent to the A487 road together with a strip light. A staircase from the Hall gives access to a:-

### Three Quarter Landing

Dimensions: 1.12m x 0.89m (3'8" x 2'11"). With a short flight of stairs to the:-

### First Floor Maisonette

#### Landing

Dimensions: 1.37m x 0.91m (4'6" x 3'0" ). With single glazed window and a half glazed door to:-

### Kitchen/Dining Room

Dimensions: 4.57m x 3.84m (15'0" x 12'7" ). (L' shaped maximum) With vinyl floor covering, inset single drainer stainless steel sink unit with mixer tap, range of floor and wall cupboards, built in Zanussi Single Oven/Grill, 4 ring Gas Cooker Hob and a Zanussi Cooker Hood (externally vented), double panelled radiator, cooker box, 8 power points, pine tongue and groove clad ceiling, 3 ceiling spotlight, plumbing for automatic washing machine, Boiler Cupboard housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and door to:-

**Inner Hall**

Dimensions: 2.18m x 1.22m (7'2" x 4'0" ). With fitted carpet, pine tongue and groove clad ceiling, 2 power points and doors to Bedroom 3 and:-

**Living Room**

Dimensions: 5.69m x 4.42m (18'8" x 14'6" ). With pine floorboards, 2 hardwood double glazed windows, pine tongue and groove clad ceiling, tile fireplace housing a Wood-burning Stove, spiral staircase to First Floor, 2 double panelled radiators, TV aerial cable, 4 power points and door to:-

**Bathroom**

Dimensions: 2.34m x 2.21m (7'8" x 7'3" ). With a laminate tile floor, suite of panelled Bath, Wash Hand Basin and WC, double panelled radiator, towel ring, towel rail, part tile surround, Triton Core electric shower over bath together with a glazed shower screen, corner shelf, toilet roll holder, wall mirror and ceiling light.

**Bedroom 3**

Dimensions: 3.20m x 2.95m (10'6" x 9'8" ). ('L' shaped maximum) With fitted carpet, hardwood double glazed window, double panelled radiator, ceiling light and 2 power points.

**Second Floor****Landing**

Dimensions: 1.12m x 1.07m (3'8" x 3'6" ). With fitted carpet, fitted cupboard and a Velux window (affording Sea Views).

**Bedroom 1**

Dimensions: 4.42m x 4.04m (14'6" x 13'3" ). ('L' shaped maximum) With fitted carpet, double panelled radiator, ceiling light, 4 power points and a Velux window with roller blind (affording superb Coastal Sea Views over Newport Bay to Morfa Head and beyond).

**Bedroom 2**

Dimensions: 4.01m x 3.12m (13'2" x 10'3" ). With fitted carpet, ceiling light, double panelled radiator, 4 power points and a Velux window with blind (affording Coastal Sea Views over Newport Bay).

**Externally**

There is a block pavior hardstanding directly to the fore of the Property which gives access to the Integral Garage and allows for One Vehicle Parking Space. To the rear of the Property is a reasonable sized enclosed Patio Garden with Flowering Shrubs and a Concrete Paved Patio.

**Services**

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating in both The Annexe and the First and Second Floor Maisonette. Mainly Hardwood Double Glazed Windows and Single Glazed Windows. Roof Insulation. Telephone, subject to British Telecom Regulations.

**Tenure**

Freehold with Vacant Possession upon Completion.

**Remarks**

Penmorfa is a spacious 3 storey building which currently incorporates a Self Contained Annexe on the Ground Floor and a First and Second Floor 3 Bedroom Maisonette. Being well suited to its existing use the Ground Floor could easily be utilised for Commercial purposes or indeed as addition accommodation to the First and Second Floor Maisonette. The property has the benefit of all Mains Services connected, Gas Central Heating and is partially Double Glazed and partially Single Glazed. The Ground Floor Self Contained Annexe requires Modernisation and Updating whilst the First and Second Floor Maisonette is currently utilised as an Air BnB. In addition, it has a good sized Integral Garage as well as Off Road Vehicle Parking at the fore and a reasonable sized enclosed Patio Garden at the rear with Flowering Shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.









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