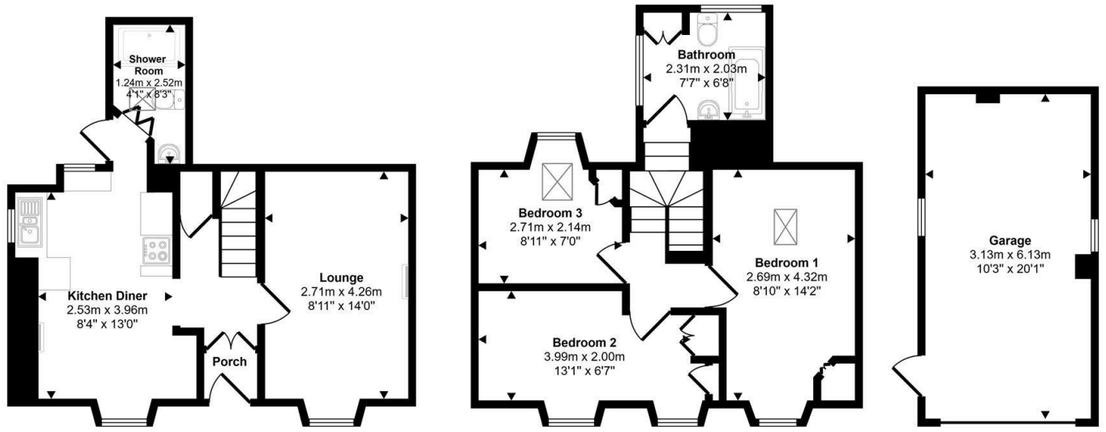
Approx Gross Internal Area
91 sq m / 977 sq ft




Ground Floor
**Approx 34 sq m / 369 sq ft**

First Floor
**Approx 37 sq m / 402 sq ft**

Garage
**Approx 19 sq m / 206 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Pembrokeshire County Council

We would respectfully ask you to call our office before you view this property internally or externally

ref: LG/AMS/03/26/ok/lg
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

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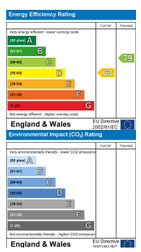
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915



01239 615915
www.westwalesproperties.co.uk

## Gartavon Mill Lane, Newport, SA42 0PN

- Semi Detached Cottage
- Three Bedrooms
- Kitcher Diner, Lounge with Woodburner
- Bathroom & Shower Room
- Gas Central Heating
- Full of Character & Charm
- Popular Coastal Location
- Walking Distance To Shops & Amenities
- Rear Garden & Garage
- EPC Rating: D




## Offers In The Region Of £385,000

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The Property Ombudsman

41 High Street, Cardigan, Ceredigion, SA43 1JG
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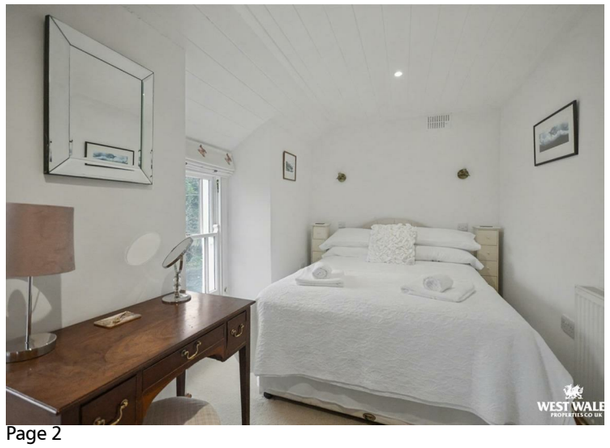
***The Agent that goes the Extra Mile***

A beautifully presented semi-detached cottage, ideally situated in the popular coastal town of Newport, within easy walking distance of the town centre and its wide range of amenities. Brimming with character and charm, the property showcases an array of original features. This delightful home would make a wonderful home or investment opportunity.

The property has been thoughtfully renovated and well maintained by the current owners. The accommodation briefly comprises an entrance hallway featuring decorative tiled flooring and double wooden doors with glass panels opening into the inner hallway. A wooden staircase rises to the first floor, while to the left opens into the open-plan kitchen and dining room. This room is fitted with a range of matching wall and base units and has a charming recessed fireplace housing a log effect gas stove. From the kitchen, a couple of steps lead to the ground floor shower room and provides access to the rear garden.
A reception room, accessed from the hallway, offers a cosy and welcoming living space, complete with exposed beams and a log-burning stove. To the first floor, there are two well-proportioned double bedrooms and a single bedroom, all benefiting from built-in storage cupboards or wardrobes. The accommodation is completed by a family bathroom.

Externally, the rear garden can be accessed either via the side of the property or directly from the kitchen. Steps lead up to a garden that is predominantly laid to lawn and bordered by mature shrubs, creating a space ideal for relaxing or entertaining. Opposite the property, there is a detached garage with power and lighting, and a pull down ladder provides access to a useful storage area.



The medieval town of Newport is known as 'the jewel in the crown' of North Pembrokeshire. The two largest beaches are Traeth Mawr (Big Beach, or Newport Sands) on the northern side of the Nevern Estuary, and The Parrog, ever popular with boat enthusiasts, on the south side. The Nevern Estuary is teeming with wildlife and birds. Carningli Mountain rises to the south of Newport, with standing stones, ancient forts and hut circles. The town also boasts a wide range of shops to cater for every need. There are also fine restaurants, street cafes and several pubs, as well as a tourist information centre.

## DIRECTIONS

From our office in Fishguard take the road to Newport as you enter the village continue through the town and take a right hand turn onto market street, continue to the end of the road and turn right. Continue along the road taking a left opposite the church onto Mill Lane. Gartavon will be found after a short distance on your right hand side. What Three Words Reference - ///photos.estuaries.rollers

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.