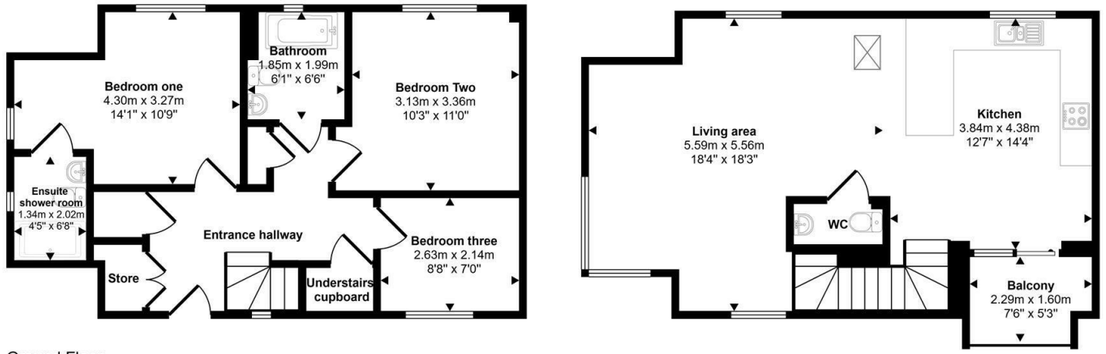
Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 51 sq m / 548 sq ft

First Floor
Approx 47 sq m / 508 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 'E' Pembrokeshire County Council

ref: LW/AMS/03/26/OK

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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,

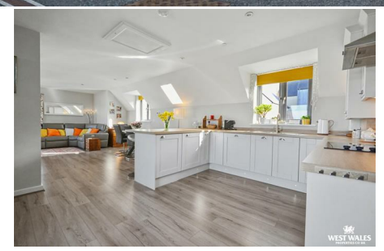
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

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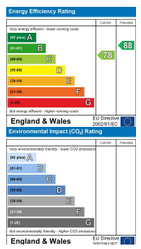






4 Lle Bryony Parrog Road, Newport, SA42 0RG

- Detached House
- Immaculately Presented
- Sea Views & Walking Distance to Coast
- Courtyard Garden
- Gas Central Heating
- Three Bedrooms
- Built in 2020
- Kitchen with Balcony
- Off Road Parking For Two Cars
- EPC Rating: C

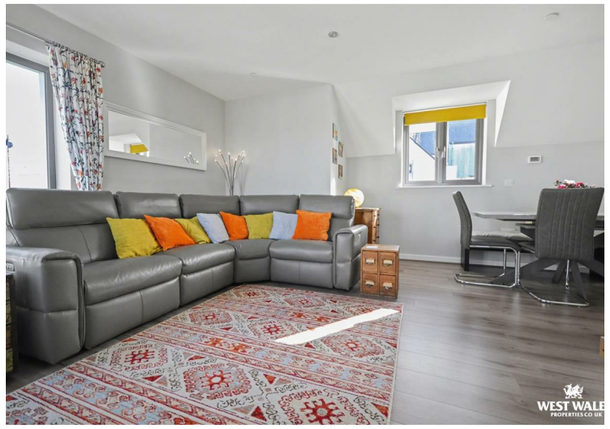


Offers In The Region Of £435,000

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The Agent that goes the Extra Mile



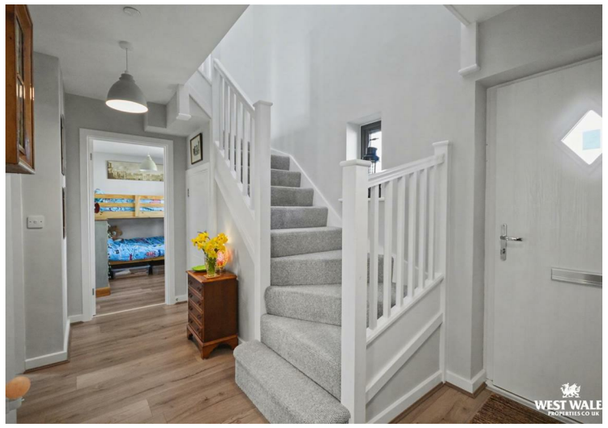


















Lle Bryony is a stunning, contemporary property built in 2020, beautifully presented throughout and offering an ideal home or investment opportunity. Boasting lovely sea views, three bedrooms and stylish open-plan living, this home has been thoughtfully designed to make the most of its surroundings.

The property is arranged in an "upside-down" layout, with the bedrooms on the ground floor and the main living space above, perfectly positioned to capture the views.

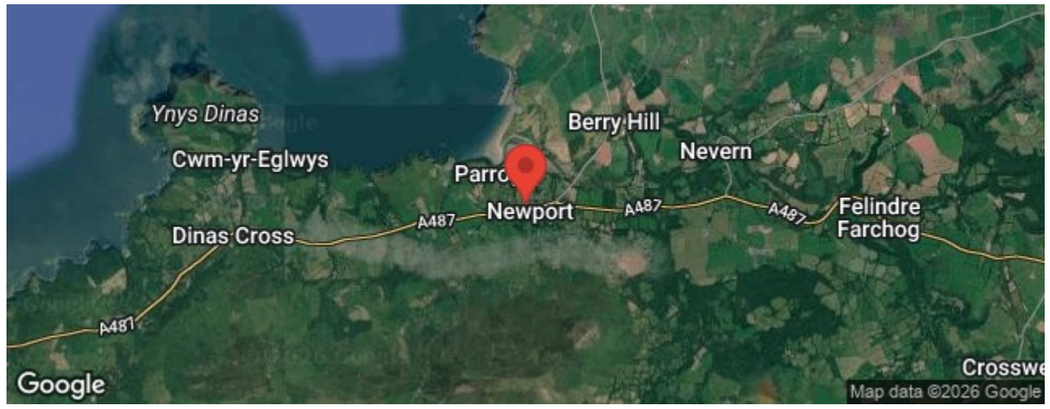
Upon entering, you are welcomed into an entrance hallway with useful storage cupboards, one of which houses the washing machine. There are three bedrooms, including a principal bedroom with a modern en-suite shower room. A contemporary family bathroom with a shower over the bath serves the remaining bedrooms. Stairs lead to the first floor, where a bright and airy open-plan living space awaits. The kitchen is fitted with a range of matching wall and base units, along with integrated appliances including a fridge and dishwasher. There is ample space for both dining and relaxing, with the living area perfectly positioned to enjoy the sea views. A separate WC with hand wash basin completes this floor. From the kitchen area, a sliding patio door opens onto a balcony—an ideal spot to sit and take in the surroundings.

Externally, a pathway to the front leads to the entrance, with a continuation to the side where there is a low-maintenance gravel area and an attractive planted flower bed. To the rear, there are two useful storage sheds, an outdoor tap and socket and a gate providing access to the rear. The property also benefits from allocated parking for two vehicles.

The medieval town of Newport is known as 'the jewel in the crown' of North Pembrokeshire - The Pembrokeshire Coastal Path runs through Newport's boundaries giving stunning views of Dinas Island, Morfa Head, Carningli Mountain and Newport Bay. 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 stands 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 and several pubs, as well as a tourist information centre.

DIRECTIONS

From Cardigan head towards Newport on the A487. As you reach Newport, go through East Street and turn right onto Parrog Road. Continue along this road for a short distance, and take the first left, and the property is located on the corner on your left hand side, with parking round the back.
What three words - ///harnessed.speedily.anode



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