





Rock Cottage, 3 Church Street, Newport

£275,000

Two Bedroom Cottage • Garden to Front and Rear • Summer House to the Rear • Gas Central Heating • Popular Coastal Location • Full of Character & Charm • Two Reception Rooms • Within Walking Distance to the Coast • EPC Rating: D

Contact Cardigan Office

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Location
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 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.

Open Plan Living/Dining/Kitchen

Utility Room

Hallway

Bedroom One

Bedroom Two

Bathroom

Summer House





Utilities & Services

Heating Source: Gas central heating. Electric underfloor heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band E What3Words: ///everyone.starlight.drama

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









Broadband Availability
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage
The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor and indoor. O2 - Variable outdoor. Vodafone. - Variable outdoor. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





GARDEN

To the front of the property there is a low wall, the wooden gate opens onto the pretty front garden with pebbles and wooden boards leading to the front door. To the side of the property a gate leads to the rear garden. The rear garden has a tiled patio area, from here steps lead to a further garden with a shrub border, and leads to the summer house. This has an electricity supply so is ideal for working from home or just relaxing.



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