



Driftwood, 36 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

Price Guide £499,950

*An attractive Detached single storey Bungalow residence.

*Well appointed, 2 Reception, Kitchen, Utility, 3 Bedrooms and 2 Bath/Shower Room accommodation.

*Gas Central Heating, mainly uPVC Double Glazed and both Cavity Wall and Loft Insulation.

*Spacious Double Garage 19' x 18' and ample Off Road Vehicle Parking and Turning Space.

*Good sized easily maintained Front and Rear Gardens with an abundance of Flowering Shrubs and Paved Patio areas.

*Superb Coastal Sea Views over Newport Bay to Morfa Head.

*Ideally suited for Retirement, Family, Holiday Letting or for Investment purposes.

*Early inspection strongly advised. Realistic Price Guide. EPC Rating C

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, 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.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is also a regular Bus Service along the Main A487 Road west to Fishguard and north east to Cardigan and Aberaeron.

Maes y Cnwce is a medium sized Residential Estate which is situated on the western fringes of the town from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head.

Driftwood is situated within 700 yards or so of Newport Town Centre and the Shops at Market Street.

Directions

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the first turning on the left into Maes-y-Cnwce. Proceed down the hill for 70 yards or so and take the second turning on the left. Proceed on this road for 80 yards or so and take the first turning on the left and proceed up the hill for 50 yards and take the first turning on the right into the Cul de Sac and Driftwood is the last bungalow on the left. 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 and on leaving the Town, take the turning on the right into Maes-y-Cnwce. Follow directions as above.

Description

Driftwood comprises a detached single storey bungalow residence of cavity concrete block and brick construction with part stone faced and mainly rendered and coloured roughcast elevations and pebble dashed rear elevations under a pitched concrete tile roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Porch



With quarry tile floor, coat hooks, ceiling light and a half glazed door to:-

Hall



With fitted carpet, cove and artex ceiling, double panelled radiator, ceiling light, telephone point, 2 power points, opening to Inner Hall and doors to Kitchen/Breakfast Room and:-

Sitting Room



18'0" x 12'6" (5.49m x 3.81m)

With fitted carpet, 2 ceiling lights, cove and artex ceiling, 2 double panelled radiators, TV point, 8 power points, aluminium coated double glazed patio door with secondary double glazing (affording superb Coastal Sea views over Newport Bay to Morfa Head), fireplace housing a woodburning stove on a slate hearth and opening to:-

Dining Area



11'6" x 9'4" (3.51m x 2.84m)

With fitted carpet, cove and artex ceiling, uPVC double glazed window overlooking rear garden, double panelled radiator, ceiling light, 6 power points and door to:-

Kitchen/Breakfast Room



11'6" x 11'4" (3.51m x 3.45m)

With a porcelain tile floor, range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window overlooking rear garden with roller blind, artex ceiling, ceiling light and 3 ceiling spotlights, part tile surround, cooker box, 8 power points, double panelled radiator, door to Hall and a door opening to:-

Utility Room



8'3" x 7'11" maximum (2.51m x 2.41m maximum)

With a porcelain tile floor, single drainer stainless steel sink unit with companion unit and mixer tap, part tile surround, 7 power points, plumbing for automatic washing machine, coat hooks, artex ceiling, 3 ceiling spotlight, fridge and freezer recesses, uPVC double glazed window, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and a uPVC double glazed door to:-

Rear Porch/Conservatory



8'6" x 5'6" approx (2.59m x 1.68m approx)
(being uPVC double glazed). With quarry tile floor, wall light, 2 power points and a uPVC double glazed door to rear garden.

Inner Hall

With fitted carpet, cove and artex ceiling, ceiling light, access to an Insulated Loft, 2 power points, central heating thermostat control, mains smoke detector, double panelled radiator and door to:-

Cloak Room



With fitted carpet, white suite of WC and a Wash Hand Basin in a vanity surround, curtained cloaks/storage area, towel ring, toilet roll holder, tile splashback, Manrose extractor fan and a ceiling light.

Bedroom 1



12'4" x 12'0" (3.76m x 3.66m)

With fitted carpet, uPVC double glazed window (affording Coastal Sea Views over Newport Bay to Morfa Head), double panelled radiator, cove and artex ceiling, fitted double wardrobe, ceiling light, TV point and 6 power points.

Bedroom 2



12'0" x 12'0" (3.66m x 3.66m)

With fitted carpet, ceiling light, fitted double wardrobe, uPVC double glazed window (affording Coastal Sea views over Newport Bay to Morfa Head), double panelled radiator, TV point and 5 power points.

Bedroom 3 (Rear)



11'5" x 9'0" (3.48m x 2.74m)

With fitted carpet, double panelled radiator, cove and artex ceiling, built in double wardrobe, TV point, ceiling light, uPVC double glazed window overlooking rear garden and 4 power points.

Bathroom



8'10" x 5'9" (2.69m x 1.75m)

With fitted carpet, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC, fully tiled walls, uPVC double glazed window, shaver light/point, wall mirror, glass shelf, artex ceiling, ceiling light, toilet roll holder, towel rail, double panelled radiator, towel ring and soap dish.

Shower Room



With ceramic tile floor, fully tiled walls, suite of Wash Hand Basin in a vanity surround, WC and a glazed and tiled Quadrant Shower with a thermostatic shower, extractor fan, wall mirror, towel rail, towel ring, toilet roll holder, Manrose extractor fan, shaver light/point and a ceiling light.

Adjoining the Property is a:-

Double Garage

19'0" x 18'0" (5.79m x 5.49m)

Of cavity concrete block construction with a pitched concrete tile roof. It has a metal up and over door, 2 strip lights, loft storage, pedestrian door, uPVC double glazed window, Belfast sink with plumbing for cold water, electricity consumer unit and 4 power points.

Externally



Directly to the fore of the Property is a block pavior hardstanding which gives access to the Garage and allows for ample Off Road Vehicle Parking and Turning Space. In addition, there is a delightful, easily maintained Flower and Shrub Garden at the fore with Hydrangeas, Fuschias etc together with a raised Patio Area from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head. There is a concrete path surround to the Property and to the rear is a good sized Private and Sheltered Paved Patio together with low stone retaining walls and an abundance of Flowering Shrubs, Hydrangeas, Rhododendrons etc, as well as Slate Paved Areas and steps leading up to a Summer House. There is also a Lean to Log Store/Drying Area adjoining the rear boundary wall of the Garage.

3 Outside Electric Lights and an Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

N.B. The attached Plan is for Identification Purposes Only and is from an extract from a 1970's O.S. Plan where it shows some of the plots on the Estate undeveloped. These Plots have now been built on.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Aluminium Double Glazed Patio Door. Loft Insulated and Part Boarded. Cavity Wall Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

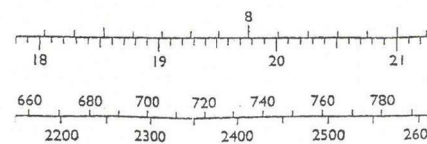
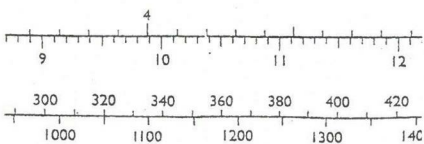
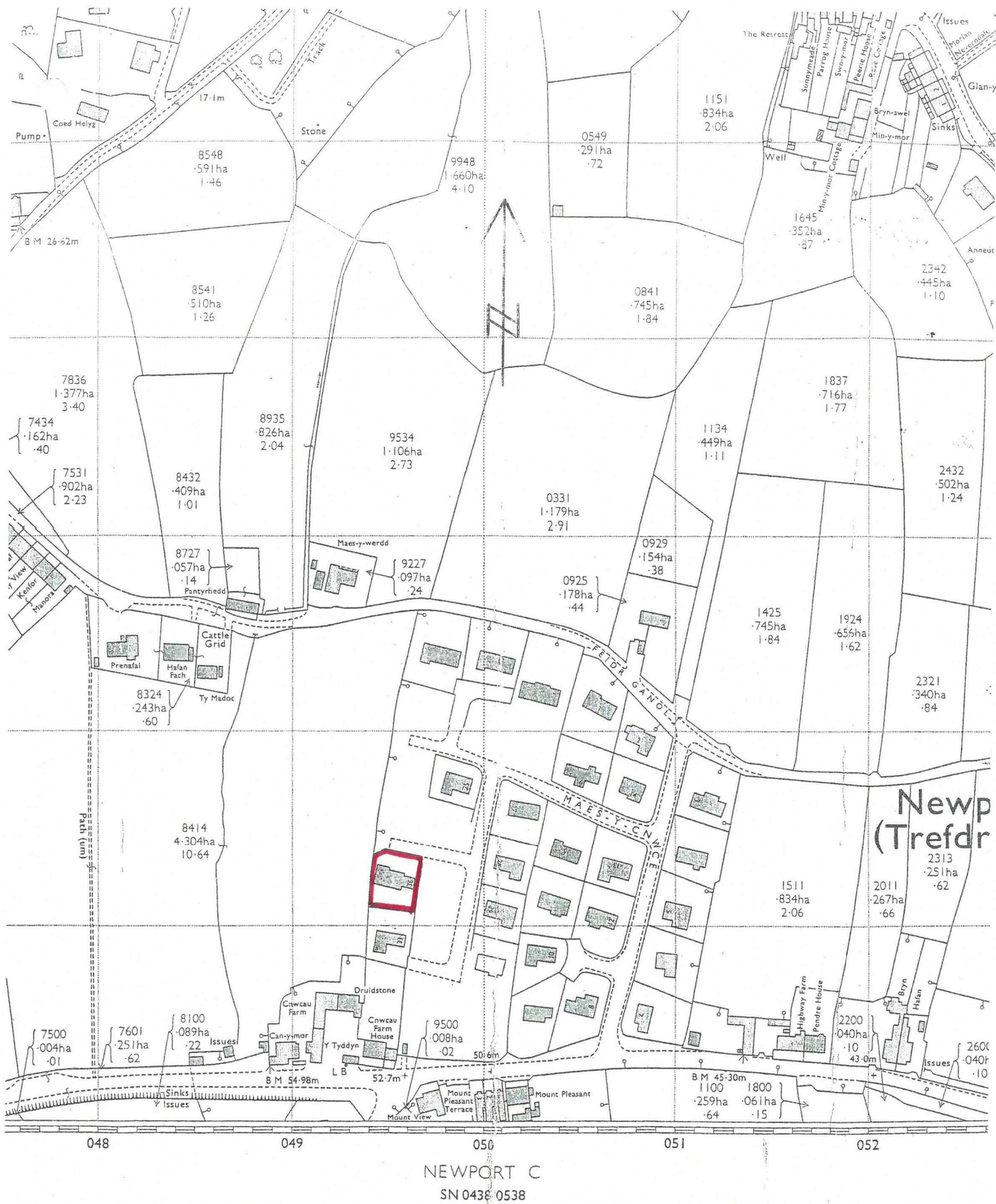
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Driftwood is a spacious, well appointed Detached single storey Bungalow residence which stands on this popular medium sized residential estate from where Coastal Sea

Views can be enjoyed over Newport Bay to Morfa Head. The Property is in good decorative order and has the benefit of Gas fired Central Heating, uPVC Double Glazing and both Cavity Wall and Loft Insulation. In addition, it has a good sized Double Garage (19'0" x 18'0") together with a large block pavior hardstanding area which allows for ample Vehicle Parking and Turning Space. The property stands in good sized easily maintained Gardens and Grounds which has Paved Patio areas, Flowering Shrubs, Conifers, Hydrangeas, Fuschias etc etc. It is ideally suited for family, retirement, holiday letting or for investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.

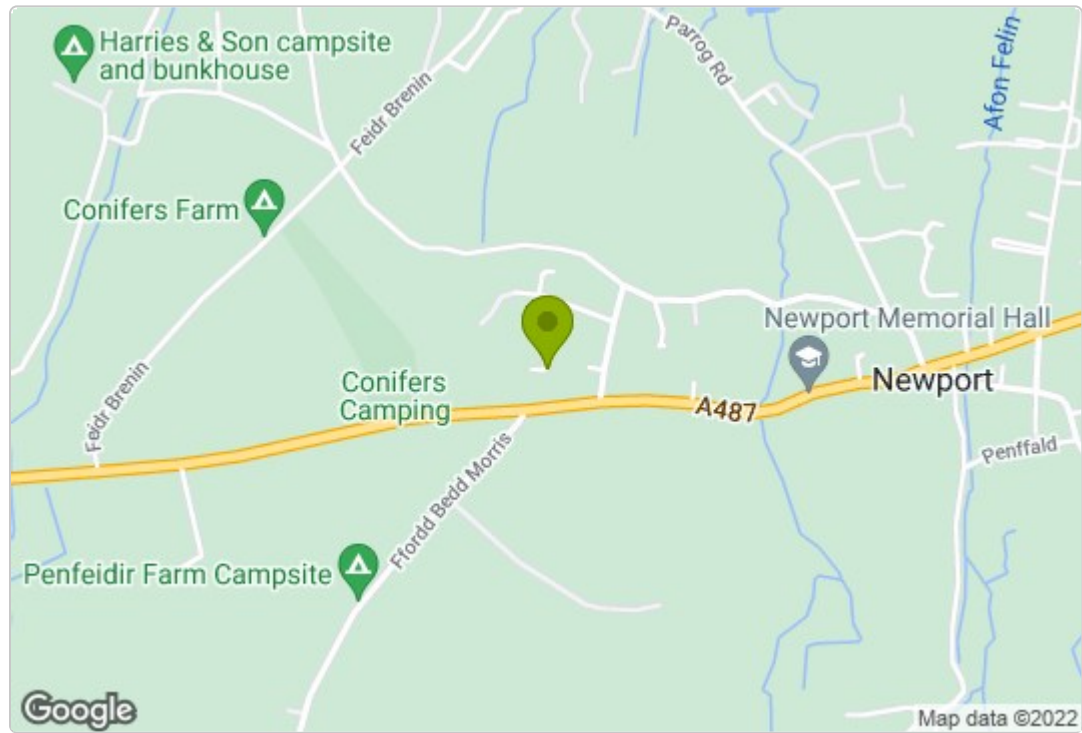


Floor Plan

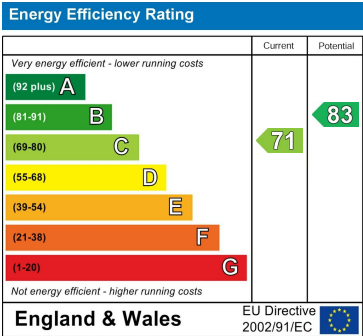


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.