



Cysgod-y-Coed, East Street, Newport, Pembrokeshire, SA42 0SY

Price Guide £695,000

* A deceptively spacious Detached 3 storey modern Dwelling House.

* Well appointed accommodation inc Porch, Reception Hall, 3 Reception Rooms, Kitchen, Utility and Sep WC on the Ground Floor.

* The First and Second Floor provides 4 Bedrooms (2 En Suite) and 4 Bath/Shower Room accommodation as well as a Office/Studio/Bedroom 5 on the Second Floor (benefiting Sea views from the Second Floor).

* Large gravelled hardstanding area allowing for Off Road Parking for 3/4 Vehicles as well as a Car Port 17'0" x 9'3".

* Reasonable sized, easily maintained Gardens including a Lawn with Summer House, an Oak Tree, Flowering Shrubs, Ornamental Stone areas, Ground Cover Plants and Paved Patios.

* All Mains Services. Gas Central Heating. uPVC Double Glazing. Wall and Roof Insulation.

* Ideally suited for Family, early Retirement, Investment or Airbnb purposes.

* Inspection essential. 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 a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr, 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, provides 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 a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Public Houses, Hotels, Restaurants, Cafes, Takeaways, a Further Education College, Supermarkets, a Cinema/Theatre and a newly built Day 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, south to Haverfordwest and north east to Cardigan and Aberaeron.

East Street is a mixed Residential/Commercial area and is the Main A487 Road which leads from the centre of the Town in the direction of Cardigan.

Cysgod-y-Coed stands on the edge of the Town and has a frontage onto the Main A487 Fishguard to Cardigan Road. Cysgod-y-Coed is situated within 280 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7

miles and in the town of Newport, proceed past the Golden Lion Public House and the turning on the left signposted to Newport Sands and Moylegrove and some 50 yards or so further on, Cysgod-y-Coed is situated on the left hand side of the road.

Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and on entering the town of Newport, Cysgod-y-Coed is the second Property on the right (some 50 yards or so prior to the turning to Moylegrove and Newport Sands) .

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DESCRIPTION

Cysgod-y-Coed comprises a Detached 3 storey Residence of traditional construction with rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

Composite Double Glazed Door to:-

Porch



7'6" x 4'8" (2.29m x 1.42m)

With a laminate Oak floor, radiator, 2 wall lights and a half glazed door to:-

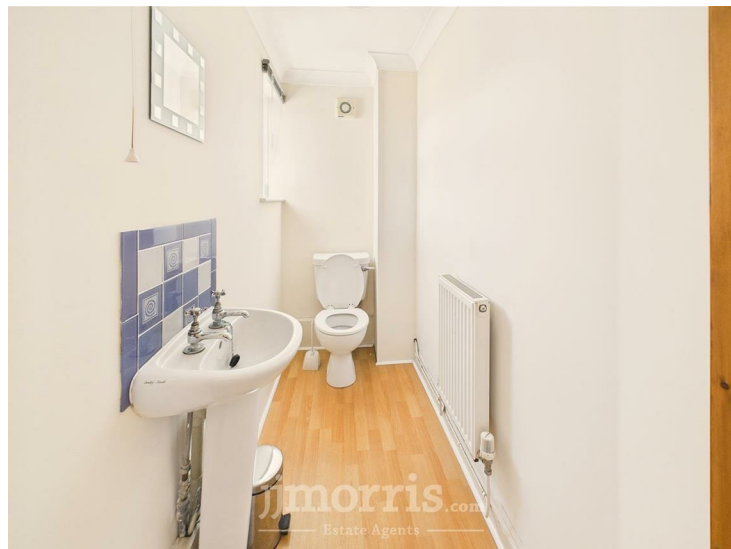
Reception Hall



13'4" x 8'8" (4.06m x 2.64m)

With a laminate Oak floor, staircase to First Floor, Mains Smoke Detector, 3 downlighters, coved ceiling, double panelled radiator, Understairs Cupboard with shelves, built in Cloaks Cupboard with electricity consumer unit, double doors to Lounge and doors to Utility Room, Dining Room and:-

Cloakroom



7'7" x 3'7" (2.31m x 1.09m)

With a laminate Oak floor, white suite of WC and Wash Hand Basin, part tiled surround, uPVC double glazed window, coved ceiling, ceiling light, extractor fan and radiator.

Dining Room/Office/Bedroom



12'1" x 10'11" (3.68m x 3.33m)

With laminate Oak floor, 2 uPVC double glazed sash windows, coved ceiling, ceiling light, radiator, TV point, telephone point and 6 power points.

Lounge



21'6" x 12'3" (6.55m x 3.73m)

With fitted carpet, 2 radiators, 2 uPVC double glazed sash windows, open beam ceiling, 2 wall lights and a ceiling light point, fireplace housing a Woodburning Stove on a quarry tiled hearth, 2 telephone points, 2 TV points, 10 power points, uPVC double glazed 10 pane French doors with windows either side to rear Paved Patio and a 15 pane glazed door to:-

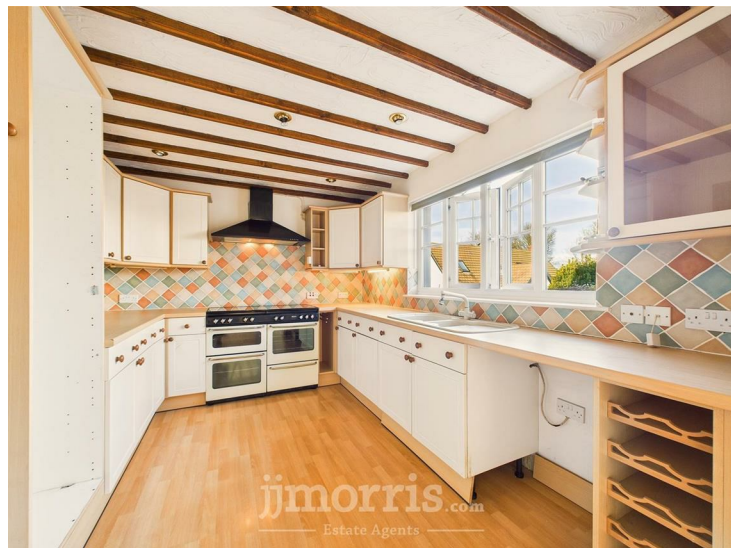
Breakfast Room



13'0" x 10'0" (3.96m x 3.05m)

With a laminate Beech floor, 2 No. 10 pane uPVC double glazed French doors to rear Paved Patio and Garden, open beam ceiling, ceiling light, double panelled radiator, 4 power points and archway to:-

Kitchen



12'0" x 9'4" (3.66m x 2.84m)

With a range of fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window, part tiled surround, freestanding 7 ring Cooker Range with 2 Ovens, Grill and Warming Cupboard, Cooker Hood (externally vented), cooker box, 13 power points, plumbing and recess for a dishwasher, fridge freezer recess, 6 eyeball spotlights on dimmer, concealed worktop lighting, bottle rack and door to:-

Utility Room



12'6" x 7'5" (3.81m x 2.26m)

With a laminate Beech floor, uPVC double glazed window and a uPVC double glazed door to a west facing split level Paved Patio, 4 ceiling spotlights, inset single drainer stainless steel sink unit with mixer tap, 8 power points, plumbing and recess for washing machine, tumble drier recess, a newly installed Worcester Bosch 440 CDI Gas Combination Boiler (heating domestic hot water and firing central Heating), radiator and door to Hall.

A staircase from the Hall gives access to a:-

Quarter Landing

3'3" x 2'6" (0.99m x 0.76m)

With fitted carpet, wall uplighter over stairwell and stairs to:-

Three Quarter Landing

3'3" x 2'6" (0.99m x 0.76m)

With fitted carpet and a short flight of stairs to the:-

First Floor

Landing

17'0" x 11'0" (5.18m x 3.35m)

(maximum measurement to include Stairwell). With fitted carpet, uPVC double glazed window (affording views to Carningli Mountain), double panelled radiator, built in Airing Cupboard with radiator and shelves, 2 power points, 3 downlighters, staircase to First Floor, opening to Inner Landing and doors to Bedrooms.

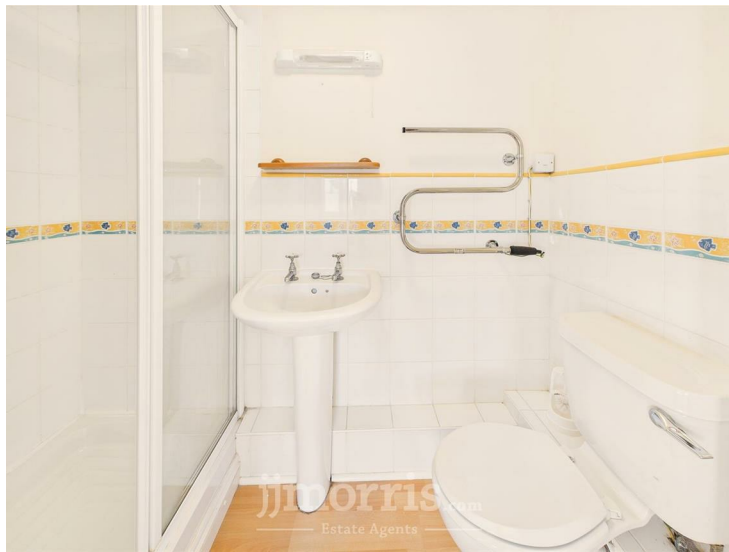
Bedroom 1 (front)



15'10" x 11'8" (4.83m x 3.56m)

With fitted carpet, 2 uPVC double glazed windows with blinds, coved ceiling, ceiling light, ceiling rose, double panelled radiator, TV point, telephone point, 8 power points and door to:-

En Suite Shower Room



7'3" x 4'3" (2.21m x 1.30m)

With a laminate Beech floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Redring Plus Extra Electric Shower, Chrome electrically heated towel rail/radiator, shaver light/point, half tiled walls, wall shelf, ceiling light and an extractor fan.

Bedroom 2 (rear)



12'0" x 10'3" (3.66m x 3.12m)

With fitted carpet, uPVC double glazed window, coved ceiling, ceiling light, pullswitch, double panelled radiator, TV point, telephone point, 6 power points and door to:-

En Suite Shower Room



9'5" x 5'6" (2.87m x 1.68m)

With a laminate Beech floor, uPVC double glazed window, half tiled walls, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Redring Plus Extra Electric Shower, coved ceiling, ceiling light, radiator, towel rail, wall shelf, shaver light/point and a Manrose Extractor Fan.

Bedroom 3 (rear)



12'4" x 10'8" (3.76m x 3.25m)

With fitted carpet, radiator, uPVC double glazed window, coved ceiling, ceiling light, ceiling rose, TV point, telephone point and 8 power points.

Bedroom 4 (front)



10'3" x 8'4" (3.12m x 2.54m)

With fitted carpet, radiator, uPVC double glazed sash window (affording views to Carningli Mountain), coved ceiling, ceiling light, ceiling rose, TV point, telephone point and 6 power points.

Inner Landing

4'3" x 3'10" (1.30m x 1.17m)

With fitted carpet, coved ceiling, downlighter, 2 power points and door to:-

Bathroom



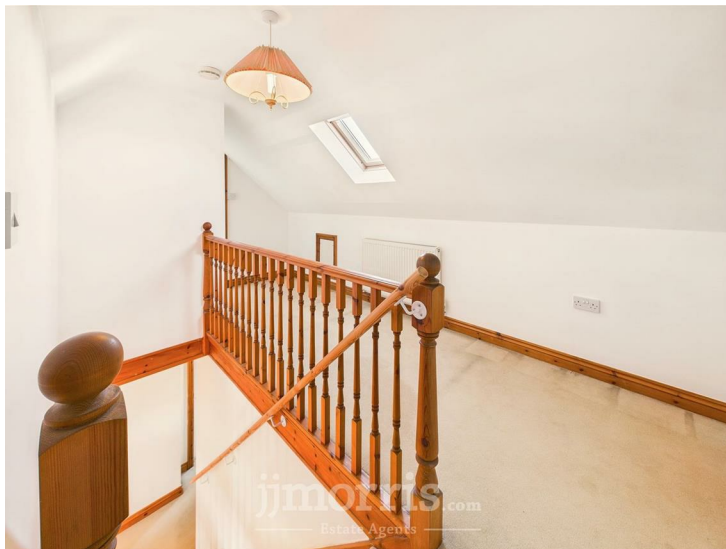
9'5" x 8'7" (2.87m x 2.62m)

With a laminate Beech floor, uPVC double glazed window with blinds, half tiled walls, white suite of Pine panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Excel Thermostatic Shower, towel rail, coved ceiling, ceiling light, shaver light/point, wall mirror, wall shelf and a radiator.

A staircase from the First Floor Landing gives access to the:-

Second Floor

Landing



15'7" x 11'9" (4.75m x 3.58m)

("L" shaped maximum). With fitted carpet, Velux window, ceiling light, Mains Smoke Detector, door to Walk in wardrobe and a low level door to a:-

Box/Store Room (undereaves)

8'0" x 3'0" (2.44m x 0.91m)

With electric light.

Walk in Wardrobe

5'3" x 3'10" (1.60m x 1.17m)

With hanging rail, fitted carpet and wall light.

Home Office/Studio/Bedroom 5



11'9" x 11'5" (3.58m x 3.48m)

With fitted carpet, Velux window affording Sea views, radiator, ceiling light, TV point, telephone point and 4 power points.

Bathroom



11'8" x 10'1" (3.56m x 3.07m)

With a laminate Oak floor, white suite of Pine panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Redring Extra Plus Electric Shower, Velux window, radiator, part tiled surround, 2 towel rings, shaver light/point, soap dish, glass shelf and a low level built in Cupboard.

Externally

Directly to the fore of the Property is a wall and rail forecourt with Ornamental Stone areas and Ground Cover Plants. There is a Paved Path surround to the Property and on the eastern side is an Oak Tree (which is subject to a Tree Preservation Order) and Ornamental Stone Garden with a:-

Garden Shed

7'0" x 5'0" (2.13m x 1.52m)
(approx).

Adjacent to the Dwelling House and on the western boundary is a split level Paved Patio which leads to the Car Parking area and to a reasonably sized rear Lawned Garden which has Flowering Shrubs, raised Flower Beds and an:-

Octagonal Summer House

8'0" x 8'0" (2.44m x 2.44m)

There is also a large Ornamental Stone hardstanding area which allows for Off Road Parking for 3/4 Vehicles and a:-

Car Port

17'0" x 9'3" (5.18m x 2.82m)

With low concrete block walls, Oak pillars and a pitched Slate roof.

4 Outside Electric Lights. Outside Water Tap and 2 Outside Power Points.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and French Doors. 2 Composite Double Glazed Entrance Doors. Wall and Roof/Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

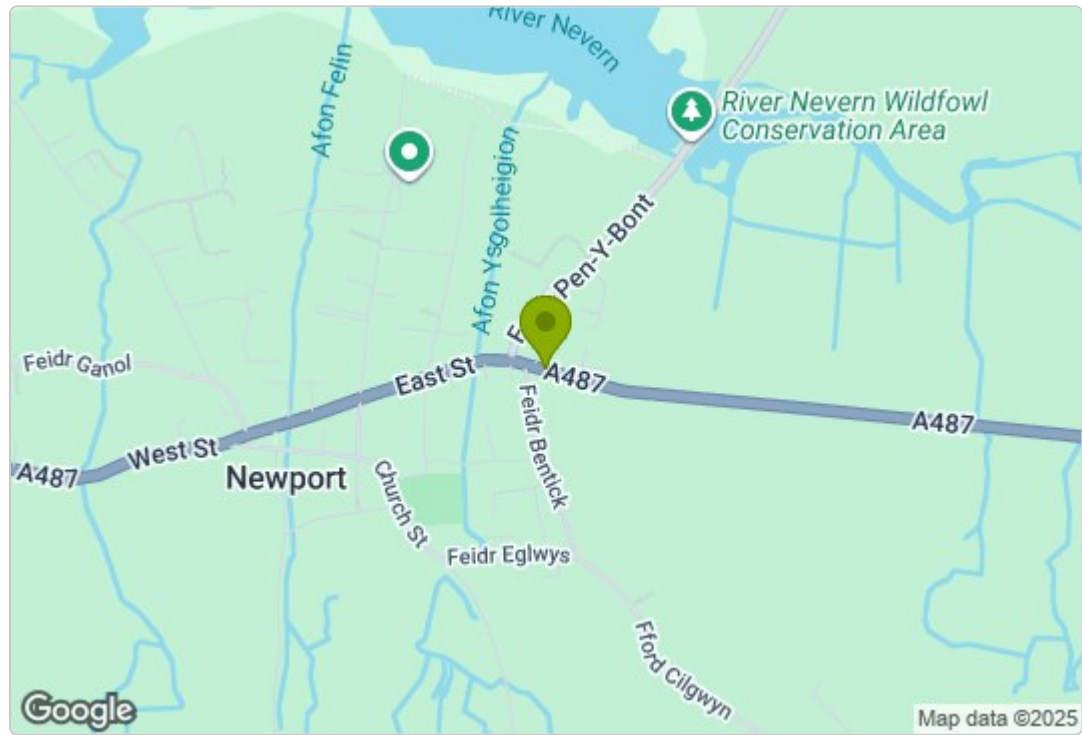
Cysgod-y-Coed is a spacious Detached modern 3 storey Residence which stands on the edge of this popular Coastal Town and being ideally suited for Family, early Retirement, Investment or for Airbnb purposes. The Property is in excellent decorative order and benefits from Gas Central Heating, uPVC Double Glazed Windows and Doors and both Wall and Roof/Loft Insulation. In addition, it has a large gravelled hardstanding area allowing for Off Road Parking for 3/4 Vehicles as well as a Car Port. It stands in reasonable sized, easily maintained Gardens with a Lawned area at the rear with Summer House, Ornamental Stone areas, raised Flower Beds, Paved Patios and Flowering Shrubs. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



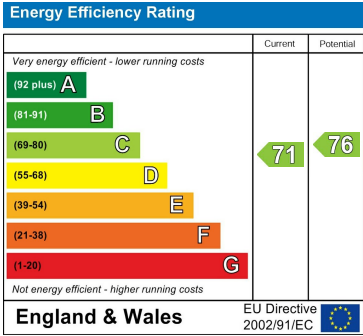
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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