



Llysfair Upper St. Mary Street, Newport, Pembrokeshire, SA42 0PS

Price Guide £445,000

- * An attractive character stone faced Terraced 2 storey Dwelling House with Loft Room.
- * Deceptively spacious 2 Reception, Kitchen, 2 Bath/Shower Room and 3/4 Bedroom accommodation.
- * Gas Central Heating. Bespoke Hardwood painted Double Glazed Windows (in the main) and Roof Insulation.
- * Wide pavement/hardstanding to fore allowing for a Vehicle Parking Space.
- * Good sized Paved Patio and a large Lawned Garden to the rear with Apple Trees and Flowering Shrubs.
- * Ideally suited for Family, Retirement, 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 a good range of Shops, a Post Office, Library, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Tourist Information Centre, a 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, 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, 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 including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Petrol Filling Stations, a Further Education College 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 north east to Cardigan and Aberaeron west to Fishguard and south along the Main A40 Road to Haverfordwest.

Upper St Mary's Street is a popular residential area which runs in a southerly direction off the Main A487 Road towards the Church. Llysfair is situated within 200 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

DIRECTIONS

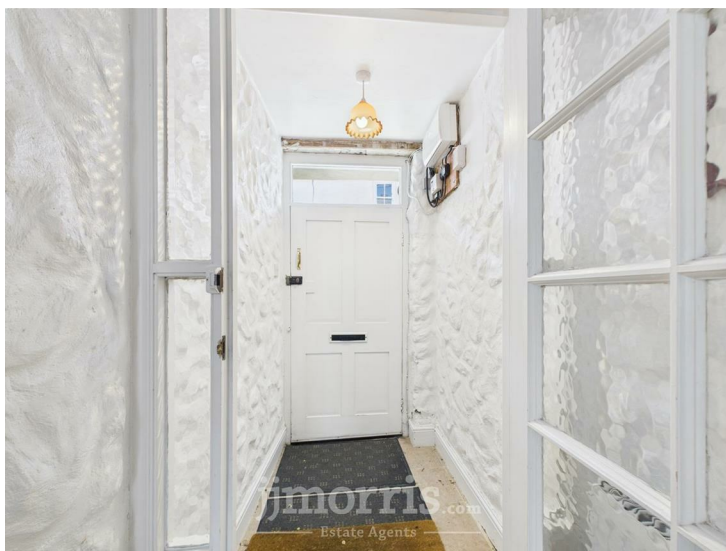
From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the fourth turning on the right (a short distance past Havard's Ironmongery Shop) into Upper St Mary's Street. Proceed up the hill for 100 yards or so and Llysfair is situated on the left hand side of the road. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and in the Town of Newport, take the second turning on the left into Upper St Mary's Street. Follow directions as above.

DESCRIPTION

Llysfair comprises a Terraced 2 storey Dwelling House (with Loft Room) of mainly solid stone construction with natural stone faced elevations under a pitched slate roof. There is a single storey extension to the rear of the Property of stone construction with a gently sloping Fibreglass roof and a Lean-to Slate roof. Accommodation is as follows:-

Porch



5'0" x 4'0" (1.52m x 1.22m)

With whitened stone effect walls, electricity meter and consumer unit, ceiling light, tiled floor and a half glazed 8 pane door to:-

Hall



With whitened stone effect walls, double panelled radiator, ceiling light, staircase to First Floor, coat hooks, ceramic tile floor, understairs cupboard with shelving and electric light, opening to Inner Hall and doors to Dining Room and:-

Sitting Room



15'2" x 13'2" (4.62m x 4.01m)
(maximum measurement to include bay). With fitted carpet, whitened natural stone walls, double panelled radiator, Slate, Cast Iron and Tile open fireplace with a quarry tile hearth, hardwood painted double glazed sash window, ceiling light and power points.

Inner Hall



4'6" x 3'0" (1.37m x 0.91m)
With ceramic tile floor, ceiling light, whitened stone effect walls, underfloor central heating thermostats and doors to Bathroom and:-

Shower Room



8'0" x 4'0" (2.44m x 1.22m)
With ceramic tile floor with electric underfloor heating, 2 downlighters, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, whitened natural stone walls, chrome heated towel rail/radiator, glass shelf, robe hook, extractor fan and a toilet roll holder.

Bathroom



11'8" x 8'7" (3.56m x 2.62m)
With ceramic tile floor with electric underfloor heating, single glazed sash window to Kitchen, white suite of WC, Wash Hand Basin and a Pine panelled Bath with Shower attachment, part tile surround, feature fireplace with a quarry tiled hearth, 5 downlighters, extractor fan, natural stone wall and a toilet roll holder.

Dining Room



12'7" x 8'9" (3.84m x 2.67m)
With ceramic tile floor, whitened natural stone walls, double panelled radiator, alcove with shelves, 2 ceiling lights, 2 power points, electrically operated Velux roof light, hardwood double glazed stable door to rear Garden and door to:-

Kitchen/Breakfast Room



12'10" x 10'10" (3.91m x 3.30m)
With ceramic tile floor, double drainer stainless steel sink unit with hot and cold, floor and wall cupboards, electrically operated Velux roof light, window, part tile surround, ceramic tile floor, hardwood double glazed window, and a hardwood double glazed Stable Door to rear Paved Patio, 7 downlighters, double panelled radiator and door to:-

Walk in Boiler/Utility Room



With ceramic tile floor, plumbing for automatic washing machine, power points, downlighter and a Viessmann wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

A staircase from the Hall gives access to a:-

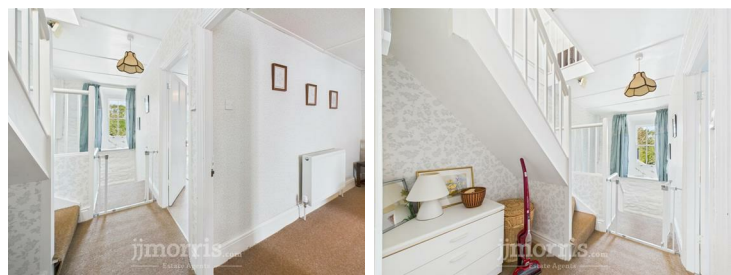
Split Level Half Landing



With whitened natural stone walls, hardwood painted double glazed sash window to rear and stairs to:-

First Floor

Landing



9'10" x 6'4" (3.00m x 1.93m)

With staircase to Second Floor, fitted carpet, telephone point, 2 power points, central heating thermostat control, ceiling light, smoke detector (not tested) and doors to Bedrooms.

Bedroom 1 (front)



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

(maximum). With fitted carpet, hardwood painted double glazed sash window, double panelled radiator, ceiling light and 2 power points.

Bedroom 3 (front)



13'0" x 11'9" (3.96m x 3.58m)

With fitted carpet, hardwood painted double glazed sash window, double panelled radiator, ceiling light and 2 power points.

Bedroom 2 (rear)



13'0" x 11'9" (3.96m x 3.58m)

(maximum). With fitted carpet, double panelled radiator, hardwood painted double glazed sash window, ceiling light and 2 power points.

Second Floor

Studio/Loft Room



19'6" x 18'3" (5.94m x 5.56m) (plus recesses) (currently utilised by Vendors as a Studio Bedroom 4). With 6 Velux windows with blinds, exposed "A" frames, fitted carpet, shelving, undereaves storage cupboards, 3 ceiling lights, TV point, 6 power points and a Box/Store Room.

N.B Sea views to Newport Bay can be enjoyed from 3 of the Velux windows.

Externally



There is a wide Pavement/Hardstanding to the fore which allows for a Vehicle Parking Space. Directly to the rear of the Property is a good sized Paved Patio with steps leading down to a large rear Lawned Garden with Apple Trees. Beyond the Lawned Garden is a further area of Land which slopes down to a stream.

2 Outside Electric Lights and an Outside Water Tap.

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

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Bespoke Hardwood Painted Double Glazed Sash Windows (in the main) and Velux Double Glazed Skylight Windows. Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

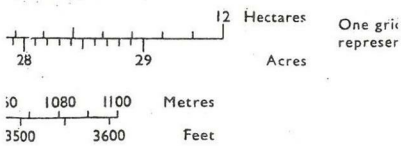
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Llysfair is a deceptively spacious Terraced 2 storey Dwelling House (with Studio/Loft Room) which stands in one of Newport's most popular residential areas and being ideally suited for Family, Retirement, Investment or for Holiday Letting purposes. It is in excellent decorative

order throughout and has the benefit of Gas fired Central Heating, Hardwood Painted Double Glazed Sash Windows (in the main) and Roof Insulation. In addition, it has a wide Pavement/Hardstanding to the fore which allows for Off Road Vehicle Parking and to the rear is a good sized Paved Patio with steps leading down to large rear Lawned Garden with Apple Trees and a sloping area of Land which borders a stream. It has many attractive character features including whitened natural stone walls, exposed beams, character and feature fireplaces and exposed "A" frames. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



SCOTLAND
Region or Islands Area
District
Not shown
Electoral Division
Ward
Constituency (Co or Burgh)

oro Const & ED Bdy
re whether or not a parish area adjoins.

Llysfair, Upper St Mary's Street, Newport, Pembrokeshire

Scale 1/2500

Plan for Identification Purposes Only

To convert hectares to acres multiply by 2.471 05
To convert acres to hectares multiply by 0.404 69

NATIONAL GRID REFERENCE

The grid lines form part of the National Grid and are at 100 metre intervals. To give a unique reference defining the position of a point to within 10 metres proceed as follows:—

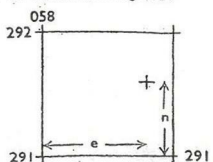
1. Take the two letters preceding the sheet number TQ
2. Take the west edge of the grid square in which the point lies and read the figures opposite this line on the north or south margin 058
Estimate tens of metres from the grid line to the point (distance e) 8
The resulting four figure number is the Easting 0588
3. Take the south edge of the grid square in which the point lies and read the figures opposite this line on the east or west margin 291
Estimate tens of metres from the grid line to the point (distance n) 6
The resulting four figure number is the Northing 2916

the Ordnance Survey, Southampton.

parcel of land.

in which it falls.
S
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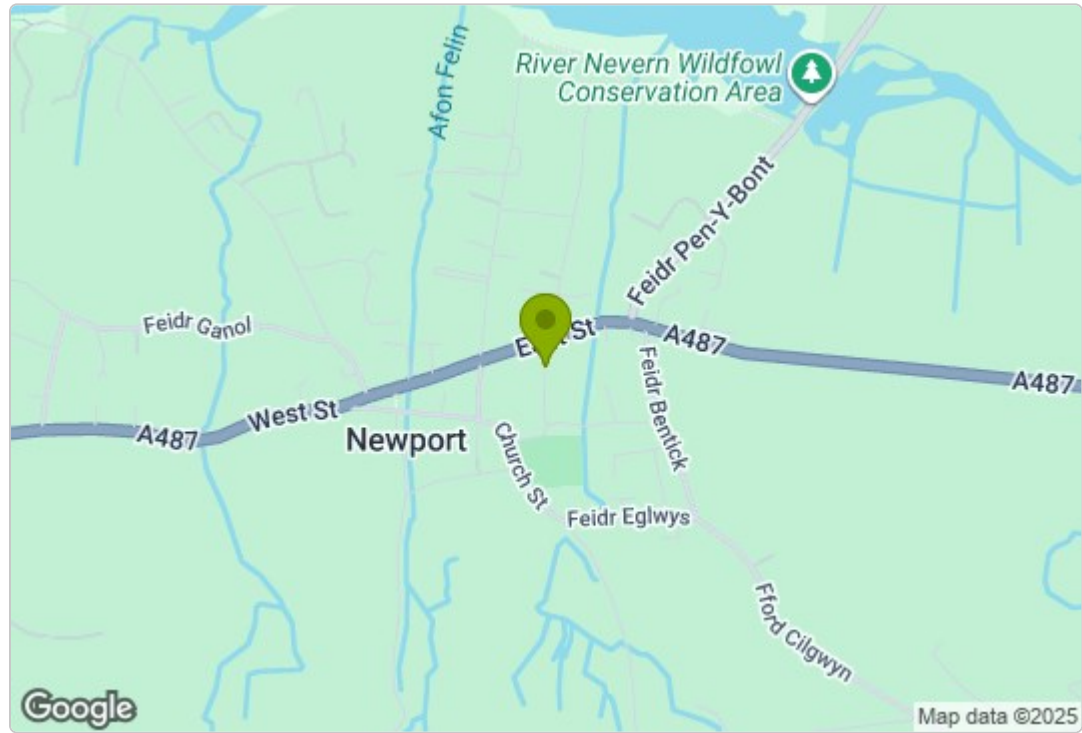
EXAMPLE from sheet TQ 0529



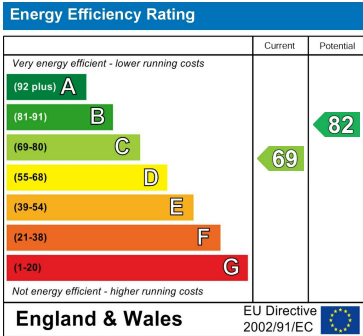
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com