



Suite 101 Golf Course Road, Newport, Pembrokeshire, SA42 0NR

**Price Guide £325,000**

- \* A comfortable Terraced 2 storey Holiday Cottage residence.
- \* Comfortable 1 Reception, 1 Bedroom, Bathroom and Kitchen/Breakfast Room Accommodation.
- \* L.P. Gas Central Heating, Double Glazing and both Cavity Wall and Loft Insulation.
- \* West facing Garden to fore with Paved Patio, Slate Chip and a Grassed area.
- \* Vehicle Parking Space directly to the rear of the Property.
- \* Ideally suited as a Holiday Home, Holiday Letting or as an Investment Property.
- \* Superb uninterrupted views over The Golf Course and Newport Sands to Newport Bay as well as Rural views to Carningli and Newport Mountain.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

## SITUATION

Suite 101 Golf Course Road overlooks The Golf Course with uninterrupted views over Newport Bay to Dinas Head as well as Rural views to Carningli and Newport Mountain.

Golf Course Road borders onto Newport Links Golf Resort on the North Pembrokeshire Coastline adjacent to Newport Sands and within 2.5 miles or so by road of the well known Coastal and Market Town of Newport. There is a regular bus service from the beach to the town in the Spring and Summer.

Newport being close by is one of the most sought after locations in West Wales has the benefit of a good range of Shops, a Post Office, Launderette, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Repair Garage, Health Centre and a Dental Surgery.

The Property is situated within a few hundred yards or so of the beach at Newport Sands (Traeth Mawr) which is a mile or so of Golden Sands at low tide together with an Ice Cream Kiosk (in season) and a Lifeguard Station. Close by are the other well known Sandy Beaches and Coves at Ceibwr, Poppit Sands, The Parrog, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The Pembrokeshire Coastal Path winds along the cliff tops and pretty coves from Newport Sands to the coast at Cardigan. It attracts walkers, surfers, sailors and nature lovers with stunning views and a plethora of wildlife including dolphins, seals, swans and oyster catchers.

The River Nevern being close by is renowned for its freshwater fishing, whilst Newport Bay and Newport Sands provides good Sea Angling. The Parrog is within a short walk and provides excellent Boating and Mooring facilities and there is also a Boat/Yacht Club.

The well known Market Town of Cardigan is some 11 miles or so North East and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Away's, Cafes, Art Galleries, Supermarkets, Petrol Filling Stations, a Theatre/Cinema, Further Education College and a Cottage Hospital.

Close by is the working Iron Age Village at Castell Henllys, many pre-historic monuments and the source of the Stonehenge Bluestones.

The other well known Market Town and Ferry Port of Fishguard is some 9 miles or so South West which benefits an excellent Bookshop, Museum about the French Invasion of 1797 and Marine Engineers. The County and Market Town of Haverfordwest is some 22 miles or so south and has the benefit of an excellent Shopping Centre

together with an extensive range of amenities and facilities.

St Davids, the smallest city in Great Britain with its magnificent Cathedral is some 22 miles or so south west.

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.

The Property stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

## DESCRIPTION

Suite 101 Golf Course Road comprises a Terraced 2 storey Holiday Cottage of cavity concrete block construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### GROUND FLOOR

#### Double Glazed Double Doors to:-

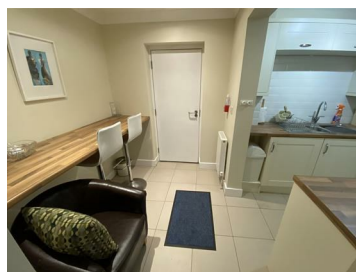
#### Sitting/Dining Room



18'11" x 13'8" (5.77m x 4.17m)

With a laminate Oak floor, coved ceiling, 4 downlighters, Honeywell Central Heating Thermostat Control, TV point, 8 power points, Understairs Cupboard, staircase to First Floor, double panelled radiator and opening to:-

#### Rear Hall/Breakfast Area



7'8" x 6'0" (2.34m x 1.83m)

With ceramic tile floor, breakfast bar, coved ceiling, 2 downlighters, door to Rear Covered Porch, smoke/fire detector (not tested) and opening to:-



## Kitchen



7'6" x 7'0" (2.29m x 2.13m)

With ceramic tile floor, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, 3 ceiling spotlight, electric cooker box, appliance points, 7 power points, built in Electric Single Oven/Grill, 4 Ring Cooker Hob, Cooker Hood, Freezer and a Bosch Refrigerator.

A staircase from the Sitting/Dining Room gives access to the:-

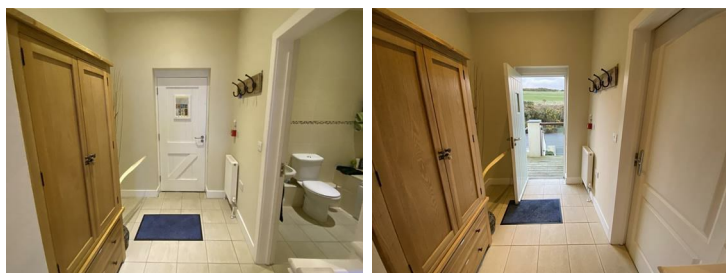
## FIRST FLOOR

### Landing Area

5'0" x 3'9" (1.52m x 1.14m)

(approx). With fitted carpet, double panelled radiator and openings to Bedroom and:-

### Hall/Landing/Dressing Area



With quarry tile floor, radiator, 2 power points, 2 downlighters, 2 smoke/fire detectors (not tested), coat hooks and doors to Bathroom and externally to a rear Timber Decked Patio/Sitting area.

## Bedroom 1



14'4" x 13'8" (4.37m x 4.17m)

With fitted carpet, Oak headboard, 4 downlighters, TV point, 6 power points, smoke detector (not tested) and a double glazed window affording superb uninterrupted Coastal Sea views over Newport Bay to Dinas Head as well as Rural views to Newport Mountain.

## Bathroom



7'1" x 7'0" (2.16m x 2.13m)

With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, Thermostatic Shower over Bath, glazed Shower screen, heated towel rail/radiator, towel ring, glass shelf, shaver light/point, Manrose extractor fan, toilet roll holder and robe hook.

## EXTERNALLY

A pedestrian door from the First Floor Hall/Landing/Dining area gives access to a Timber Decked Patio/Sitting area from where there are Paved steps leading down to the Parking area.

Directly to the rear of the Property at Ground Floor level is a:-

### Covered Porch Area

8'0" x 5'0" (2.44m x 1.52m)

With wall light and door to:-

### Boiler Room

6'2" x 5'0" (1.88m x 1.52m)

(maximum). Which has an electric light, Carbon Monoxide Alarm, 2 Worcester wall mounted L.P. Gas Combination Boilers (one for the adjoining Suite), electricity meter and fuse boxes.

Directly to the fore of the Property is an easily maintained Garden with a "L" shaped Paved Patio area, Slate Chip areas and a small Lawned area. There is a canopy directly in front of the Property which extends to 14'6" x 5'0 ( 4.42m x 1.52m) with double glazed double doors leading to the Sitting/Dining Room. Uninterrupted views over The Golf Course, Newport Sands, Newport Bay to Dinas Head as well as rural views towards Newport Mountain and Carningli can be enjoyed from the front Garden.

Directly to the rear of the Property and adjacent to the steps a Vehicle Parking Space (Numbered 101).

### SERVICES

Mains Electricity connected. Mains Water (metered) supply connected. Drainage is to a Private Sewer (Klargester System) which serves the entire Golf Course Resort.

L.P. Gas Central Heating via Worcester wall mounted Gas Combination Boiler. L.P. Gas is metered to each Property from The Golf Club Resort L.P. Gas Storage Unit. Double Glazing. Cavity Wall and Loft Insulation. Rubbish and Waste disposal is handled by The Golf Club.

### TENURE

Leasehold - 999 Years with some 985 Years or so remaining. Ground Rent £100.00 per annum (subject to a 25 Year Rent Review - of an increase to £200.00 thereafter.

### BUILDING AND EXTERNAL MAINTENANCE COSTS

The owner of each Property/Suite will be responsible for the costs of external wall decoration which is undertaken every 4/5 years or when required.

### PLANNING AUTHORITY

Pembrokeshire Coast National Park Authority, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone 0845 345 7275

### PLANNING CONSENT

Planning Consent for 101 Golf Course Road is for Holiday Use.

### LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone 01437 764551.

### REMARKS

Suite 101 Golf Course Road enjoys an enviable Coastal location from where uninterrupted views can be enjoyed over The Golf Course to Newport Bay and Dinas Head as well as Rural views to Newport Mountain and Carningli. The Property is in excellent decorative order and benefits from a good sized Sitting/Dining Room and a Kitchen/Breakfast Room on the Ground Floor and a large double Bedroom together with a Rear Hall/Landing/Dressing area and a Bathroom on the First Floor. In addition, it benefits from L.P. Gas Central Heating,

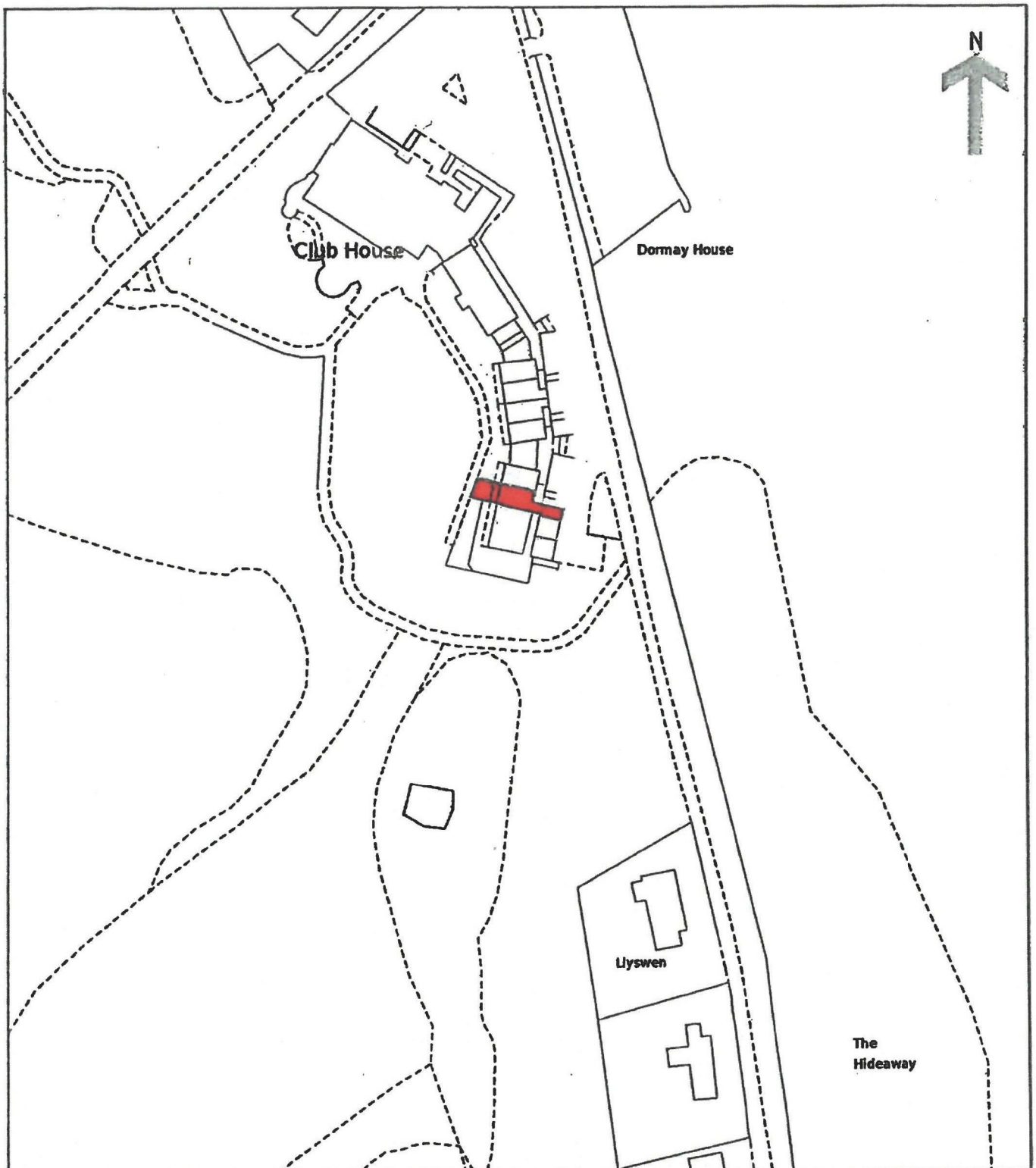
Double Glazing and both Cavity Wall and Loft Insulation. It has an allocated Vehicle Parking Space as well as an easily maintained Patio Garden at the fore with Paved and Slate Chip areas and a small Lawned area. Golf Club Membership is available to the purchaser and the Club has a Professional's Shop and an excellent Licensed Public Restaurant and Bar.

The Property is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.









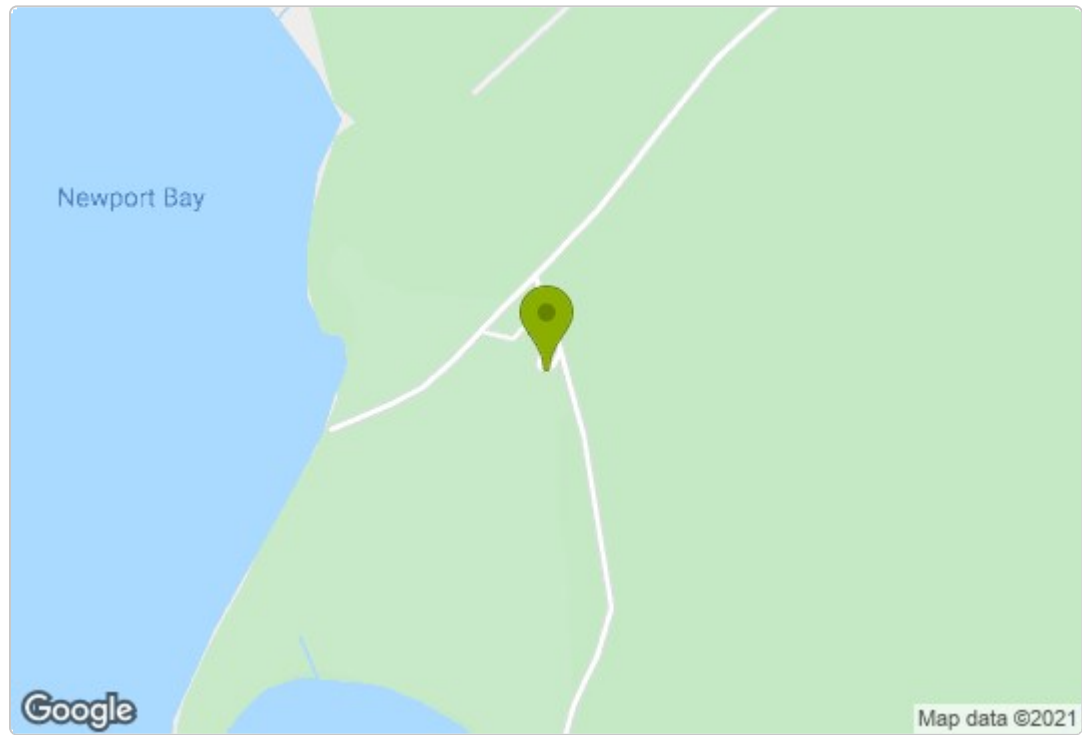
Suite 101,  
Golf Course Road, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

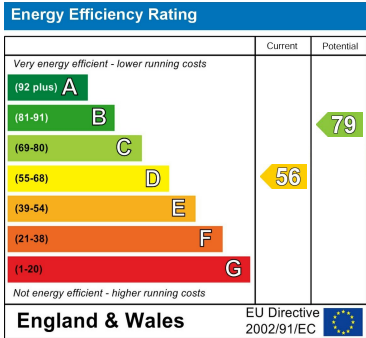
Floor Plan

Area Map



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.

Energy Efficiency Graph



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