



**Millfield, Castle Street, Newport, Pembrokeshire, SA42 0PJ**

**Price Guide £400,000**

A delightful 3+ bedroom cottage in a quiet setting in the heart of Newport and in pleasant walking distance of the Parrog, the beach and foothills of Carn Ingli.

The house has an open plan sitting room and dining room, kitchen, 2 bedrooms, children's room, family bathroom, washhouse, outside loo and a garden house with a bedsitting room, en suite dressing room and shower room. There is also a Timber Chalet in the Garden providing the Third Bedroom with dressing area and an En Suite Shower Room.

The easily managed, very private garden is well fenced and gets sun all day. It includes a courtyard, lawn, mature hedges, shrubs and a sheltered terrace with great privacy.

## Location

Castle Street (Feidr Castell) is a short, no-through lane, beyond Market Street which serves just 6 houses and then becomes a small footpath leading up towards Newport Castle.

This footpath leads to small quiet lanes and a vast network of footpaths through the beautiful surrounding countryside. Perfect for walkers and dog owners.

Likewise, there are easy walks through Market Street and Long Street to the footpath which leads to both the Parrog coast and also the beach.

## Description

Millfield is a charming, traditional Pembrokeshire cottage being stone built under a slated room.

Internally the main living area is a good size open plan room, partially divided by the central staircase into sitting and dining areas. The room has a stone tiled floor, alcoves, a fireplace with a wood burning stove and a useful, large storage cupboard.

A door leads into a well fitted kitchen which has fitted units, a double sink and integrated appliances including a range cooker and a dishwasher. There's also space for a breakfast table.

The staircase leads to a half landing and a children's room with reduced headroom. A hatch leads through to a small storeroom containing the gas boiler.

The staircase continues to a first floor landing and a double bedroom, twin bedroom and a bathroom. This has a loo, basin and a bath with a shower above.

## Courtyard

A stable door from the kitchen leads out to a rear walled courtyard. Recently renovated, it has resin flooring, an outside loo and an insulated washhouse with plumbed in washing machine and dryer.

## Garden and Garden House

Stone steps lead up to a lawned garden, screened and sheltered by mature hedges, and with a path leading to the garden house.

This has been entirely rebuilt and extended. It has climbing roses and wisteria, steps to a verandah and double entrance doors.

The building has timber flooring and a high level of insulation together with window shutters, electric heating and a wood burning stove. A door opens from the bedsitting room into a small dressing room and a shower room.

## Car Parking

The property does not have parking. The vendors have not

had any difficulty in parking close by or in the town carpark during their ownership.

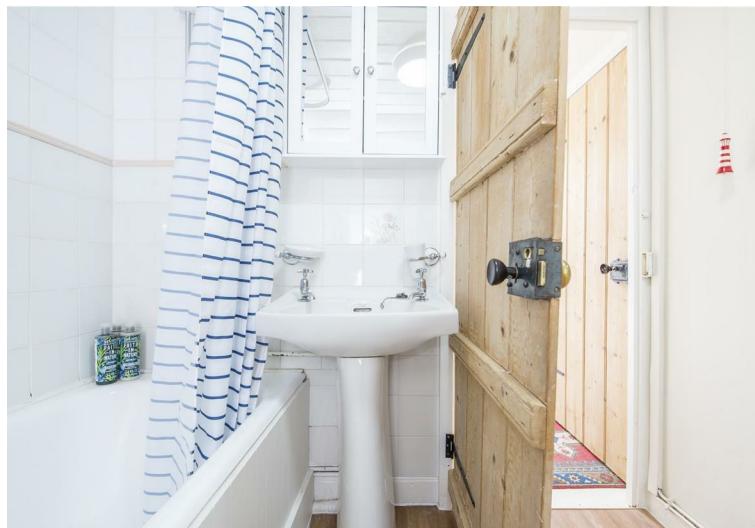
## Other Points

Freehold. Not listed. EPC band (E). Council Tax Band E. Planning consent obtained for redevelopment and extension of the summer house.

Mains water, electricity, drainage and gas connected.

Gas central heating and a wood burning stove in the cottage. New electric radiators and a wood burning stove in the garden house.







## Floor Plan



Floor 0 Building 1

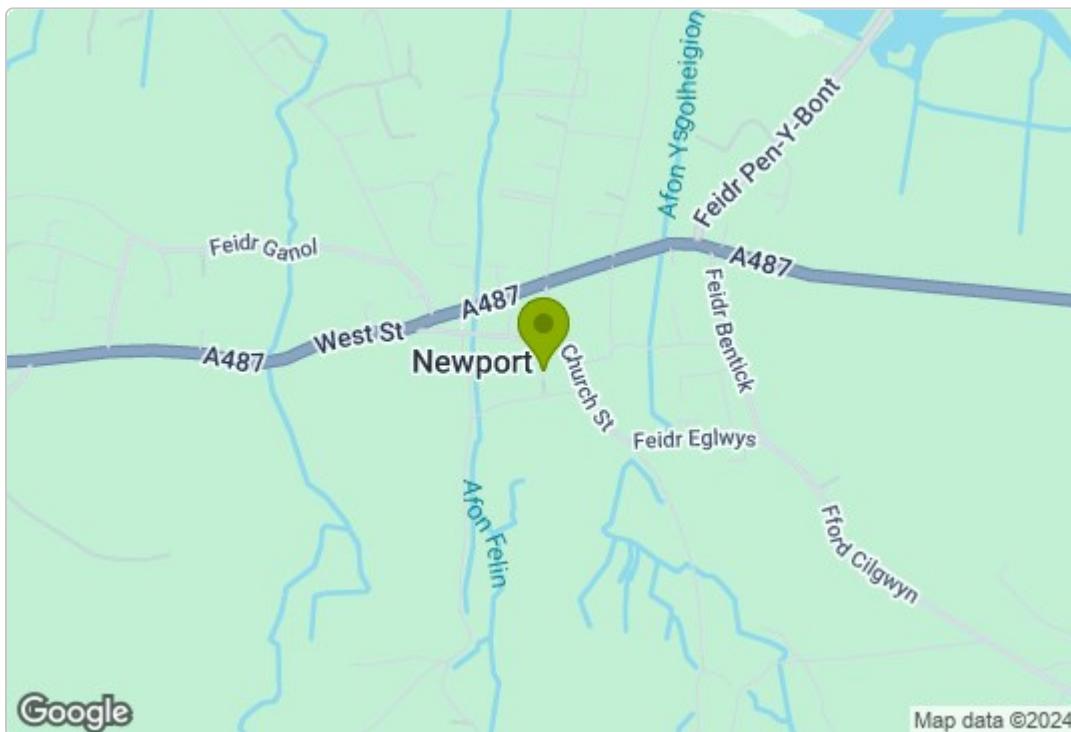


Floor 1 Building 1



Floor 0 Building 2

## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band - E