



Glasfryn, Upper West Street, Newport, Pembrokeshire, SA42 0TH

**Price Guide £259,950**

- \*An attractive stone faced Semi Detached 2 storey Dwelling House.
- \*Comfortable Hall, Sitting/Dining Room, Kitchen, 2 Bedrooms and Bathroom accommodation.
- \*Lower Ground Floor Cellar Store/Freezer/Cold Room 10'7" x 9'10".
- \*Gas Central Heating, Double Glazing and Loft Insulation.
- \*Wall and Rail Forecourt and a rear Slate Paved Patio with a Log/Storage Port and door to Utility Shed.
- \*Ideally suited for a Couple, Retirement, Investment or for Holiday Letting purposes.
- \*Early inspection strongly advised. Realistic Price Guide.



## 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, a Post Office, Library, Tourist Information Centre, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Repair Garage, Health Centre and Dental Surgery.

There is a regular Bus Service along the Main A487 Road West to Fishguard and North East to Cardigan and Aberaeron.

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 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 newly built 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.

Glasfryn is situated within 150 yards or so by foot 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 on entering the town of Newport, take the 3rd turning on the right (in the centre of the Town) into Market Street. Proceed up to the hill for 100 yards or so and at the 'T' Junction turn right into Upper Bridge Street. Continue on this road for 100 yards or so and adjacent to Bethlehem Chapel is a footpath and Glasfryn in the inner Property of 2 on the right hand side. A "For Sale" board is erected on site.

Alternatively the Property can be accessed over a footpath off West Street with the access being directly opposite Will Phillips Yard.

## Description

Glasfryn comprises a Semi Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with mainly stone faced elevations and part rendered and coloured elevations under a pitched slate and flat fibreglass roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall



5'0" x 4'6" (1.52m x 1.37m)

With pine floorboards, double panelled radiator, electricity meter and consumer unit cupboard, staircase to First Floor, ceiling light and door to:-

### Sitting/Dining Room



20'0" x 11'0" (6.10m x 3.35m )

(maximum measurement to include bay) With pine floorboards, aluminium double glazed bay window, 2

double panelled radiators, Marble fireplace with a painted surround and slate hearth housing a coal effect Gas Stove, 2 aluminium double glazed windows, open beam ceiling, 2 ceiling lights, 8 power points, carbon monoxide alarm, door leading to Cellar Store/Cold Room and door to:-

### Kitchen



8'7" x 7'4" (2.62m x 2.24m)

With ceramic tile floor, uPVC double glazed window with blinds, uPVC double glazed door to a Slate Paved/Courtyard Garden, inset single drainer stainless steel sink unit with mixer tap, range of fitted floor and wall cupboards, built in Dishwasher, built in electric Single Oven/Grill, Lamona 4 ring electric Cooker Hob, Cooker Hood (externally vented), part tile surround, appliance points, cooker box, 4 power points and a chrome heated towel rail/radiator.

A pedestrian door from the Sitting/Dining Room gives access to slate steps which lead down to a:-

### Lower Ground Floor Cellar Store/Freezer/Cold Room



10'7" x 9'10" (3.23m x 3.00m )

With ceramic tile floor. single glazed window, open beam ceiling, wall light and 4 power points.

### First Floor

#### Landing



7'10" x 7'5" (2.39m x 2.26m)

('L' shaped maximum) With fitted carpet, Honeywell central heating thermostat control, ceiling light, 2 power points, mains smoke detector, access to an Insulated Loft and doors to Bedrooms and:-

#### Bathroom



8'0" x 7'2" (2.44m x 2.18m )

With fitted carpet, white suite of panelled Bath with shower attachment, Wash Hand Basin and WC in a vanity surround, Mira Sport electric shower over bath, glazed shower screen, part tile surround, ceiling light, mirror fronted bathroom cabinet, 2 towel rails, toilet roll holder, radiator and an Airing Cupboard with shelves housing a Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).



### Bedroom 1



14'7" x 10'4" maximum (4.45m x 3.15m maximum )  
With fitted carpet, radiator, freestanding double wardrobe, ceiling light, 6 power points with USB points, double glazed window and a radiator.

### Bedroom 2

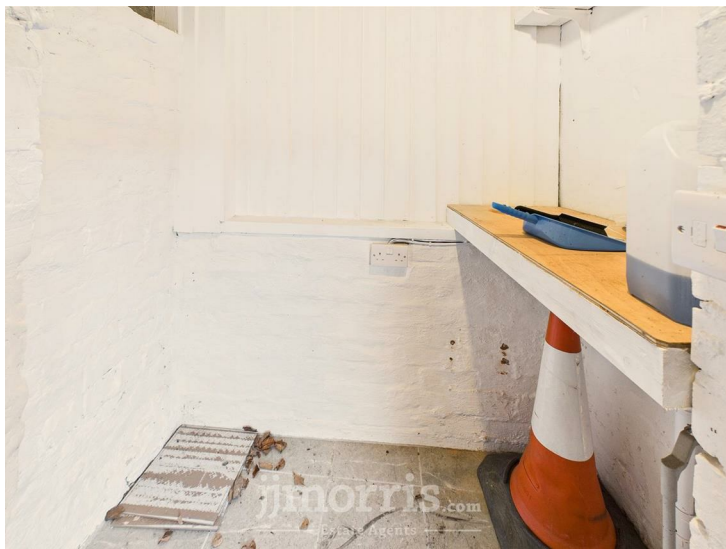


7'11" x 6'1" (2.41m x 1.85m)  
With fitted carpet, 2 windows (one uPVC double glazed and one aluminium double glazed), fitted carpet ceiling light and 4 power points.

### Externally

There is a wall and rail forecourt to the Property with ornamental stone areas and a concrete path which leads to a private enclosed Slate Paved Courtyard/Patio Garden with a small flower bed and a Lean to Storage/Log Port 13'0" x 4'0" of stone construction with a slate roof. A doorway from the Storage Port leads to a:-

### Utility Shed (former WC)



5'6" x 3'9" (1.68m x 1.14m )  
With shelves, electric light and 2 power points.

2 Outside Electric Lights (1 sensor light) and an Outside Water Tap.

### Services

Mains Water (metered supply, Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazed Windows and Doors throughout (Cellar Store/Freezer/Cold Room window single glazed). Loft Insulation. Gas Central Heating. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

### Conservation Area

Glasfryn stands in a Conservation Area.

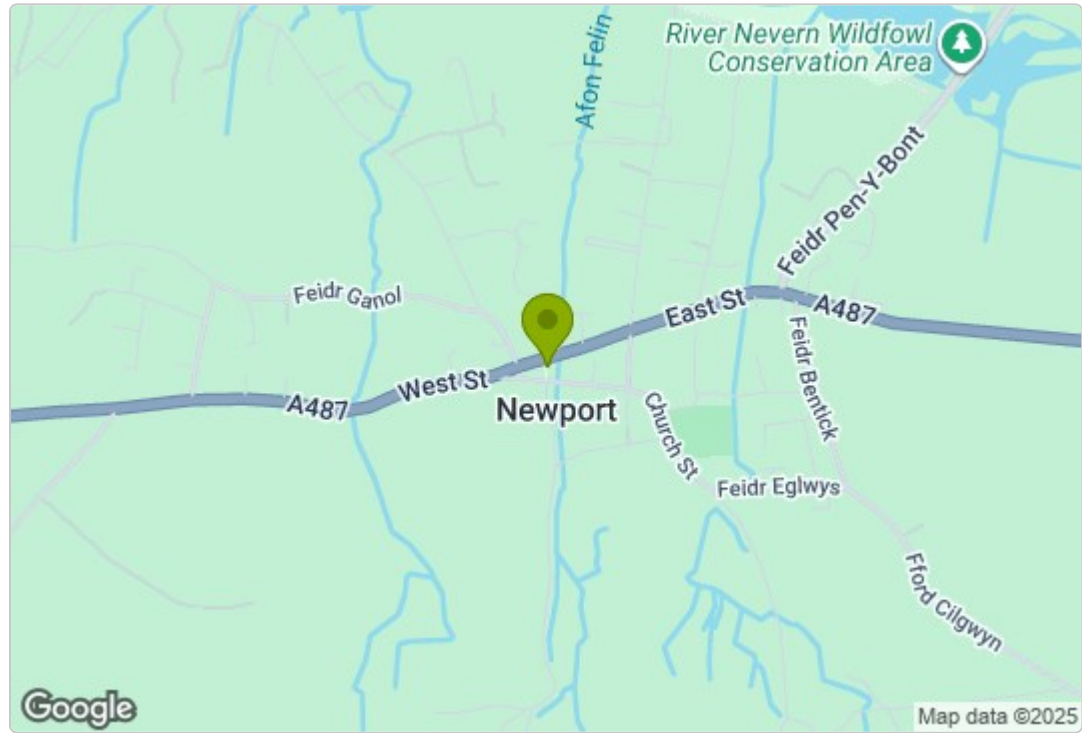
### Remarks

Glasfryn is a comfortable, well appointed character 2 storey residence which stands in a central and private location in this popular Market Town and being ideally suited for a Couple, Retirement, Investment or for Letting purposes. The Property is in good decorative order throughout benefitting from Gas Central Heating, Double Glazing and Loft Insulation. In addition, it has a wall and rail forecourt as well as rear Slate Paved Courtyard/Patio Garden with a Lean to Storage/Log Port and a Utility Shed. In addition, it has a Lower Ground Floor Cellar/Store/Cold Room. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

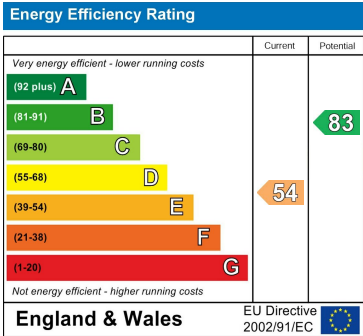
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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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