



Belmont, Cilgwyn Road, Newport, Pembrokeshire, SA42 0QG

**Price Guide £625,000**

- \* A substantial Detached 3 storey stone faced Character Residence.
- \* Spacious 2/3 Reception, 2 Shower Room and 4/5 Bedroom Accommodation.
- \* Oil Central Heating, Partial uPVC Double Glazing and Double Glazed Hardwood French Doors.
- \* Good sized gently sloping Gardens and Grounds including Lawned areas, Flowering Shrubs, Slate and Concrete Paved Patios, Flowering Cherry and Magnolia Trees, raised Vegetable Beds, Apple Trees, etc. etc.
- \* Spacious Double Garage with potential (STP) and Off Road Parking for 4/5 Vehicles.
- \* Ideally suited for Family or Retirement purposes.
- \* Delightful Estuary and Rural Views as well as Coastal Sea Views to Morfa Head and Newport Bay.
- \* Early inspection strongly advised. Realistic Price Guide. EPC Rating D

## Situation

Belmont stands inset off Cilgwyn Road and is within a mile or so of Newport Town Centre and the Shops at Market Street.

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, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within a mile and a half 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, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaed 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 a 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 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. There is also a regular Bus Service along the Main A487 Road west to Fishguard and Haverfordwest and north east to Cardigan and Aberaeron.

Cilgwyn Road is the Council Maintained Roadway which links Newport with Cilgwyn and the Gwaun Valley. Belmont is situated within a mile or so of Newport Town Centre and its amenities.

## Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the 5th turning on the right (a short distance past the Golden Lion Public House), signposted to Cilgwyn and Gwaun Valley. Continue on this road for 300 yards or so and upon reaching the 'T' junction with King Street, bear left. Continue on this road for in approximately half a mile and Belmont is situated on the right 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, take the first turning on the left, signposted to Cilgwyn and Gwaun Valley. Follow directions as above.

## Description

Belmont comprises a Detached 3 storey Residence of solid stone and cavity concrete block constructions with natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows :-

### Ground Floor

#### Half Glazed Entrance Door to :-

#### Hall

With an engineered Oak floor, 4 ceiling spotlight, double panelled radiator, openings to Inner Hall and Dining Room and door to :-

#### Sitting Room



16'7" x 14'2" (5.05m x 4.32m )

With fitted carpet, cove ceiling, stone fireplace housing a Sunrain 10 Multifuel Stove on a raised slate hearth, secondary double glazed window (affording delightful rural views), ceiling light and 3 Wall lights, secondary double glazed French Door leading onto a west facing slate paved patio, natural stone wall, coved ceiling, wiring for Satellite TV, double panelled radiator and 8 power points.

## Dining Room



13'5" x 10'9" (4.09m x 3.28m )

With an engineered Oak floor, double panelled radiator, secondary double glazed window (affording delightful rural views), coved ceiling, ceiling light, 8 power points and opening to :-

## Kitchen



11'6" x 8'3" (3.51m x 2.51m )

With an engineered oak floor, range of fitted floor and wall cupboards, inset single drainer one and a half bowl composite sink unit with mixer tap, built-in electric Single Over/Grill, 4 ring Induction Hob and a Cooker Hood, part tile surround, cooker box, 7 power points, built-in fridge freezer, built-in dishwasher, smoke detector, hardwood painted double glazed French doors to rear south facing Paved Patio, concealed worktop lighting and a ceiling light.

## Inner Hall

With an engineered Oak floor, staircase to First Floor, 4 ceiling spotlight and Pine doors to Utility Room and :-

## Cloakroom

With ceramic tile floor, uPVC double glazed window, white suite of Wash Hand Basin and WC, wall spotlight, wall mirror and an understairs storage area with shelf.

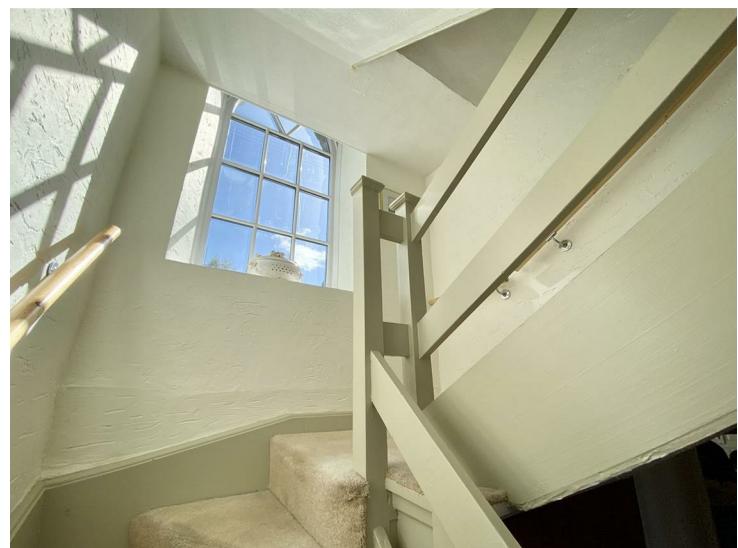
## Utility Room



13'11" x 13'9" (4.24m x 4.19m )

('L' shaped maximum). With ceramic tile floor, 2 single glazed windows with roller blinds, range of fitted floor and wall cupboards, Rangemaster freestanding cooker range with Oven, Grill and 5 ring Ceramic Hob, 4 ceiling spotlight and a 3 ceiling spotlight, built-in fridge and a built-in freezer, natural stone wall, plumbing for automatic washing machine, coat hooks, 7 power points, coved ceiling, stable door to exterior, electricity consumer unit cupboard and a cupboard concealing a Worcester Oil Combination Boiler (heating domestic hot water and firing central heating).

## Half Landing



With fitted carpet, uPVC double glazed window to rear and stair to :-

## First Floor

## Landing



With fitted carpet, staircase to Second Floor, 4 ceiling spotlight, mains smoke detector, 1 power point and a built-in Storage Cupboard with electric light.

## Shower Room



9'9" x 6'1" (2.97m x 1.85m )

With ceramic tile floor, uPVC double glazed window with roller blind, ceiling light, open beam ceiling, white suite of WC, Wash Hand Basin and a Walk-in Shower with Glazed Shower Screen, Aquaboard walls and a Thermostatic Shower, chrome heated towel rail/radiator, illuminated wall mirror, built-in cupboard with shelf, 2 towel hooks and mainly tiled walls.

## Bedroom 1



14'4" x 14'2" (4.37m x 4.32m )

With fitted carpet, 2 secondary double glazed windows (affording coastal sea views to Morfa Head and rural views to the Nevern Valley), double panelled radiator, coved ceiling, ceiling light, telephone point, 6 power points and a fitted double wardrobe with drawers and shelves.

## Bedroom 2



14'7" x 12'5" (4.45m x 3.78m )

With fitted carpet, 2 secondary double glazed windows affording rural views and a uPVC double glazed window with roller blind, open beam ceiling, ceiling light and 2 wall lights, radiator, 8 power points and fitted wardrobes with louvre doors.

## Study/Bedroom 5



14'2" x 9'2" (4.32m x 2.79m )

With fitted carpet, 2 uPVC double glazed windows, staircase to Second Floor, 4 ceiling spotlight, radiator, telephone point, pull switch and 4 power points.

## Second Floor

### Studio/Workroom/Bedroom 4



15'3" x 14'3" (maximum measurement) (4.65m x 4.34m (maximum measurement) )

With 2 Velux windows, 6 ceiling spotlights, double panelled radiator, whitened natural stone wall, mains smoke detector, pull switch, exposed beams and 6 power points.

A staircase from the Main Landing gives access to a :-

## Half Landing

With fitted carpet and a uPVC double glazed window (at low level) to rear.

## Second Floor

### Landing

With fitted carpet, mains smoke detector and ceiling light over stairwell.

## Shower Room



9'9" x 9'7" (2.97m x 2.92m )

With ceramic tile floor, uPVC double glazed window, exposed beams, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira thermostatic shower, ceiling light/heater, chrome heated towel rail, radiator, part tile surround, toilet roll holder and a wall mirror.

## Bedroom 3



14'8" x 12'4" (4.47m x 3.76m)

With fitted carpet, arched single glazed window with roller blind, open beam ceiling, ceiling light, radiator and 6 power points.

## Externally

There is a concrete path and stone wall boundary to the Property at the fore and on the western side is a slate paved patio where there is Planning Consent for a Garden/Sun Room extension. Adjacent to the eastern gable end is a large gravelled hardstanding area which allows for Off Road Parking for 4/5 Vehicles and Turning Space. It also gives access to a :-

## Double Garage



19'0" x 17'5" (5.79m x 5.31m )

Of concrete block construction with stone faced elevations under a pitched corrugated cement fibre roof. It has 2 remote controlled metal roller doors, 3 windows, a pedestrian door, electric light, inspection pit and 2 power points.

Directly to the rear of the Property is a concrete Paved Patio area with a sloping concrete path leading up to a good sized elevated rear Lawned Garden with 6 raised Vegetable Beds, Flowering Shrub Borders, Slate Paved Patio areas, a Magnolia Tree and a Cherry Tree, Azaleas, a Camelia Bush, Apple Trees and an abundance of Flowering Shrubs. There is also a :-

### Garden Tool Shed

7'3" x 4'4" (2.21m x 1.32m)

Of stone and concrete block construction with a corrugated cement fibre roof.

3 Outside Electric Lights and an Outside Water Tap.

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

### Services

Mains Water and Electricity are connected. Septic Tank Drainage. Oil Fired Central Heating. Partial uPVC Double Glazing. Partial Secondary Double Glazing. Hardwood Painted Double Glazed French Doors and 3 Single Glazed Windows, Telephone, subject to British Telecom Regulations. Broadband Connection. 16 Photovoltaic Panels on the south facing roof.

### Tenure

Freehold with vacant possession upon completion.

### Remarks

Belmont is a deceptively spacious 3 storey Character Victorian Residence which stands inset off Cilgwyn Road from where delightful Rural views can be enjoyed over the Nevern Valley as well as Coastal Sea views to Morfa Head

and Newport Bay. The Property has spacious 2/3 Reception, 4/5 Bedroom and 2 Shower Room accommodation benefitting from Oil Central Heating and in the main uPVC or Secondary Double Glazed. In addition, it has a Double Garage as well as Ample Off Road Parking and Turning Space for 4/5 Vehicles and a good sized rear elevated Garden with Lawned areas, Flowering Shrubs, raised Vegetable Beds, Mature Trees, Apple Trees, etc. etc. It is Ideally suited for Family or Retirement purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.



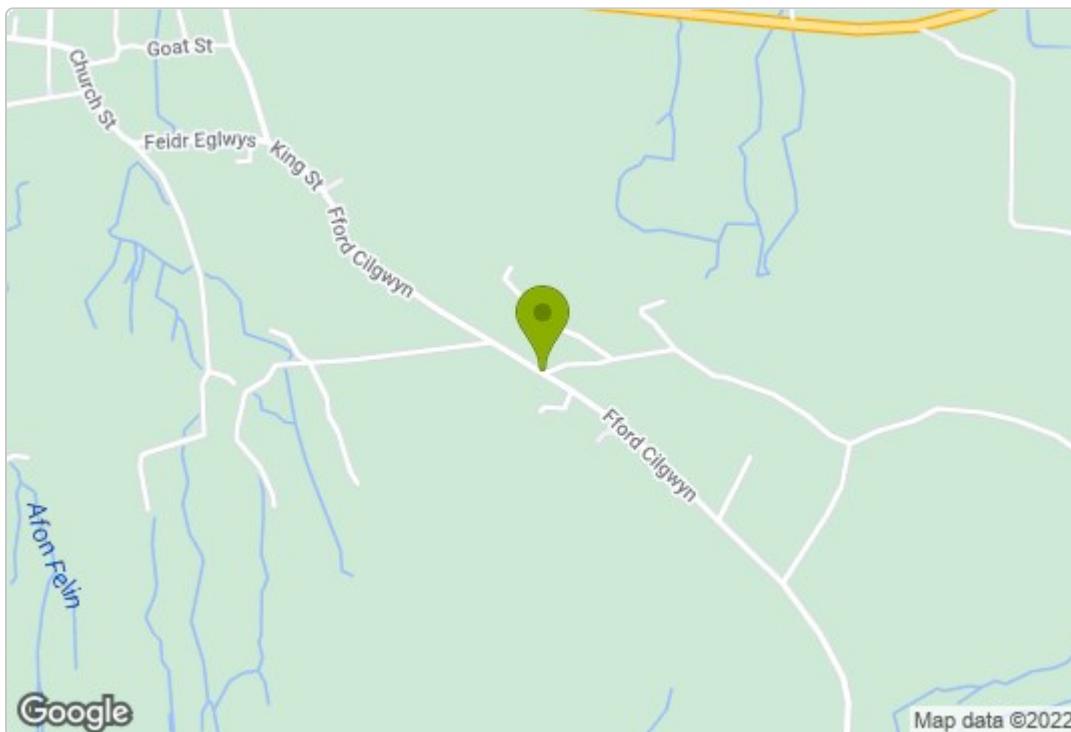


## Floor Plan

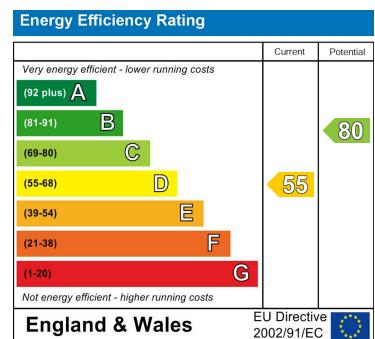


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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