



1, Swn Y Nant, Newport, SA42 0PF
Offers in the region of £530,000



1, Swn Y Nant, SA42 0PF

- Detached modern house in Newport
- Parking for around three vehicles
- Useful office/study space
- Spacious kitchen/diner and seating area
- Underfloor heating downstairs
- EPC Rating : B
- Four double bedrooms
- Ground floor bedroom with en-suite
- Professionally landscaped gardens
- Corner plot with far-reaching views

About The Property

Looking for a substantial, highly energy-efficient detached house with flexible bedroom space, landscaped gardens, far-reaching views and a great Newport setting close to Cardigan Bay? This smart and well-kept home offers four double bedrooms plus a useful office, a spacious kitchen/diner running the full depth of the house, ground floor bedroom facilities, underfloor heating downstairs and driveway parking for around three vehicles in a very appealing part of West Wales.

Set on a corner plot in Newport, this well-presented detached house offers a very good mix of practical family space, flexible accommodation and a smart modern finish. The setting is a strong part of the appeal, with far-reaching views, and a professionally landscaped garden that gives the outside space real style as well as usability. It is the sort of house that feels well thought through, with a layout that could suit family life, visiting guests, home working or multi-generational living.

The approach is neat and straightforward, with a tarmac driveway to the front, shrub borders and a canopied entrance with ramped access leading into the main hallway. From the outset, the house has a clean, well-kept feel, and the entrance hall sets the tone nicely with a bright finish, stairs rising to the first floor, an understairs storage cupboard and doors leading off to the main ground floor rooms.

The lounge sits to the front of the house and is a really comfortable reception room, with good proportions and wide windows fitted with shutters. It feels settled and welcoming rather than formal, making it an easy everyday living space and a useful room to have separate from the kitchen area.

Also off the hallway is the cloakroom/WC, fitted with WC and wash hand basin, which is always useful in a family house or when entertaining.

Offers in the region of £530,000



Continued:

One of the strongest features on the ground floor is bedroom one. This is a double room with built-in wardrobes and doors opening directly out to the garden, which gives it a really appealing connection to the outside space. It would work well as a main bedroom, guest room or ground floor room for anyone wanting to reduce stair use. The en-suite is fitted with a WC, wash hand basin, double shower and heated towel rail, making this part of the house especially practical.

Running along the side of the property, the kitchen/diner is a very good everyday space and, in my view, one of the main selling points here. It is more than just a kitchen, with room for cooking, dining and sitting, so it works as the natural hub of the house. There is a range of base and wall units, a one-and-a-half sink and drainer,

eye-level electric oven and grill, built-in dishwasher, space for a fridge freezer, high-quality Karndean flooring (which is throughout the ground floor) and a breakfast bar that helps define the layout without breaking up the room. There is also a seating area, which makes this feel sociable and practical in equal measure. Double glazed doors open out to the garden, helping the room connect well with the outside areas.

Leading off the kitchen is the utility room, fitted with a stainless steel sink and drainer, further base and wall units, space for a washing machine and tumble dryer, and housing the gas boiler. It is exactly the sort of room that makes day-to-day living easier, keeping laundry and household jobs out of the main kitchen space.

On the first floor, the landing gives access to

the remaining rooms and includes a useful storage cupboard, there is also a boarded loft space with its pull-down ladder, which spans the length of the whole house and which offers extensive storage. The layout upstairs works well, with three further double bedrooms, a family bathroom and an office that could also be used in different ways depending on requirements.

Bedroom four is a double room with built-in wardrobes, while bedroom three is another double. Bedroom two is currently arranged as a library/music room, and it is a lovely example of how flexible the accommodation is. It has the proportions for a proper bedroom, but also works very well as a second sitting room, reading room or hobby space. That flexibility is something buyers tend to value, especially when houses need to adapt over time.

The office is another useful room and has a T-shaped layout with access to under-eaves storage. It would suit home working well, but could equally be used as an occasional guest space or perhaps a hobby room. That extra room makes a real difference, especially for anyone wanting a degree of separation between work and home life.

The family bathroom serves the first floor bedrooms and is fitted with a bath with shower over, WC and wash hand basin. It is a practical arrangement for a house of this size, with the added benefit of the ground floor en-suite and cloakroom helping the overall balance of facilities.

Outside, the gardens have clearly had a lot of thought put into them. Rather than feeling like an afterthought, they are properly designed and very much part of the overall appeal. The raised beds, structured planting and paved seating areas create an outdoor space that looks smart and is easy to enjoy. The images show a garden that has been professionally landscaped, giving it shape, colour and interest without becoming high maintenance. It is a

much more polished outside space than many modern homes offer, and it suits the house very well.

Newport remains one of the most sought-after coastal towns in this part of West Wales, and it is easy to see why. There is a strong sense of place here, with a good mix of independent shops, places to eat, everyday amenities and easy access to the coast. Cardigan Bay is close at hand, with beaches, coastal walks and wider scenery that continue to draw buyers to the area. For those wanting a home that works well on a practical level but is also well placed for enjoying the surroundings, this is a very solid option.

Overall, this is a smart detached house with more versatility than first expected. The ground floor bedroom and en-suite add real practicality, the kitchen/diner is a strong central space, and the landscaped garden gives the whole property an extra level of finish. For anyone looking in Newport for a well-kept home with flexible accommodation, parking and a very good setting, this one deserves a closer look.

To arrange a viewing and see how the layout and setting work in person, please get in touch.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Located in Newport, the town's amenities including shops, a primary school, cafes, and pubs. The area is renowned for its estuary and the golden beaches of Newport Sands, offering plenty of opportunities for outdoor activities and leisurely strolls along the Cardigan Bay coastal paths and the nearby Preseli mountains.

Hallway
13'6" x 5'8"





Kitchen/Dining Room

22'3" x 12'9"

Utility Room

8'2" x 5'10"

Living Room

12'5" x 12'4"

W/C

5'4" x 3'4"

Bedroom 1

12'5" x 9'1"

En-Suite

5'5" x 7'1"

Landing

Bedroom 2

11'0" x 12'10"

Bedroom 3

9'0" x 11'1"

Bedroom 4

9'0" x 12'9"

Bathroom

6'4" x 11'0"

Office

12'9" x 4'7" (t shape max)

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Pembrokeshire County Council

TENURE: FREEHOLD.

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Modern Timber Framed

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating

BROADBAND: Connected- TYPE - Superfast *** - up to 1600 Mbps Download, up to 115 Mbps upload *** FTTP -

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that there are the usual cul-de-sac covenants, and the road on the cul-de-sac has not been adopted

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. .

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked

using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains Tax on the gains made on the property. Please discuss this with an accountant to find out if

any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/04/26/OK/TR









CARDIGAN
BAY
PROPERTIES
EST 2021





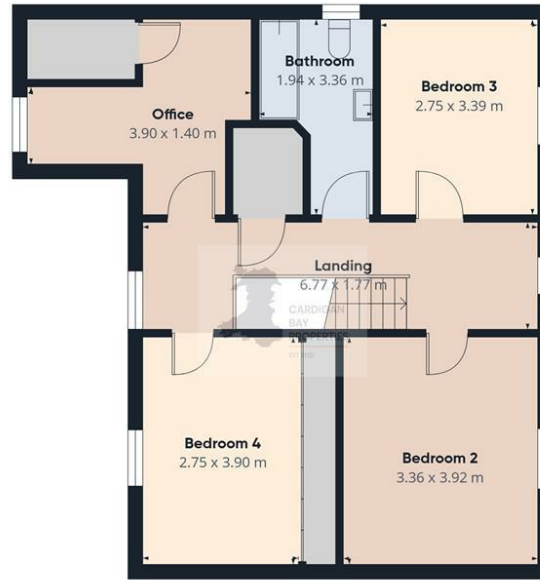
DIRECTIONS:

From Cardigan, take the A487 towards Fishguard. Drive through the village of Eglwyswrrw and into the village of Newport, take the first left turning and continue up the road, you will see the Cul-de-sac Swn Y Nant on your left, this is the first house on the left.





Floor 0



Floor 1

Approximate total area⁽¹⁾
133.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk