



Glasfryn, Upper West Street, Newport, SA42 0TH

Offers in the region of £260,000

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CARDIGAN  
BAY  
PROPERTIES

EST 2021







# Glasfryn, Upper West Street, SA42 0TH

- Semi detached cottage
- Character features
- 7 min drive to Parrog
- Patio garden
- Popular Newport village
- 2 Bedrooms
- Useful Basement
- 9 min drive to Newport Beach
- Lounge/diner
- EPC rating : E

## About The Property

Welcome to this charming semi-detached character cottage located on Upper West Street in Newport. This delightful property boasts 2 bedrooms, 1 bathroom, and 1 reception room, making it a perfect home for a small family or those looking for a peaceful retreat.

As you step into the entrance hall with a high ceiling, you are greeted by a warm and inviting atmosphere, with stairs leading up to the first floor. The lounge/diner is a cosy space featuring a beautiful feature fireplace, an arched window, and a bay window that fills the room with natural light and spacious headroom. The tasteful decor creates a welcoming ambience, perfect for relaxing or entertaining guests.

The kitchen is well-equipped with a range of base and wall units, an integral fridge and dishwasher, and a sink overlooking the charming courtyard garden and village surroundings. Additionally, the basement, accessed via slated steps off the door in the lounge/dining room, provides a useful space that can be utilised according to your needs.

Moving to the first floor, you will find a family bathroom, a small second bedroom, and a spacious master bedroom offering comfortable living spaces for the whole family.

The low-maintenance courtyard garden is a tranquil oasis, accessed from the kitchen or via a pathway around the side of the house. The open shelter outbuilding adds character to the outdoor space, while a convenient storage shed provides practical storage solutions.

Located in Newport, this property benefits from being within walking distance to 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.

Don't miss the chance to make this charming cottage your new home and enjoy the peaceful and picturesque surroundings that Newport has to offer.

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- Hallway  
4'5" x 4'3" (1.352 x 1.304)
- Lounge/Dining Room  
19'10" x 10'9" (6.058 x 3.299)
- Kitchen  
7'11" x 7'5" (2.428 x 2.262)
- Basement  
10'6" x 7'2" (3.221 x 2.204)
- Landing  
7'8" x 7'4" (2.362 x 2.245)
- Door to:
- Bathroom  
7'11" x 7'0" (2.437 x 2.157)
- Bedroom 1  
14'5" x 9'6" (4.405 x 2.912)
- Bedroom 2  
7'10" x 7'0" (2.395 x 2.157)



#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: Was E- Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: No Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

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

BROADBAND: Not Connected. - 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>)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

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.

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 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. This property does not have any allocated parking.

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/10/24/OK/TR









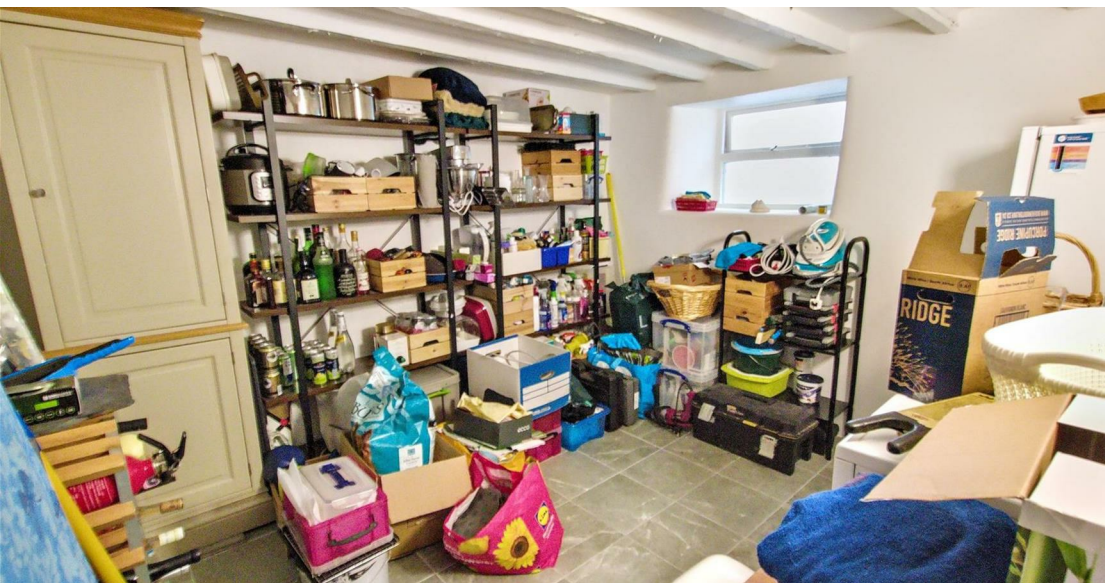


## Directions

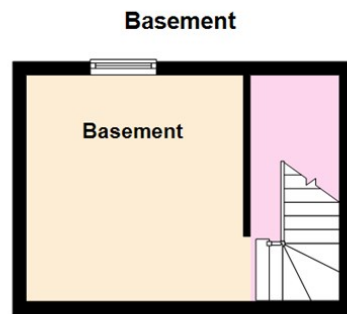
From Cardigan take the A487 towards Fishguard. Drive through the village of Eglwysrwrw and into the village of Newport, continue into the village and the house is on the left up a pedestrian alley at the side of the chapel opposite the Royal Oak, and a private car park, denoted by our for sale sign.

## INFORMATION ABOUT THE AREA:

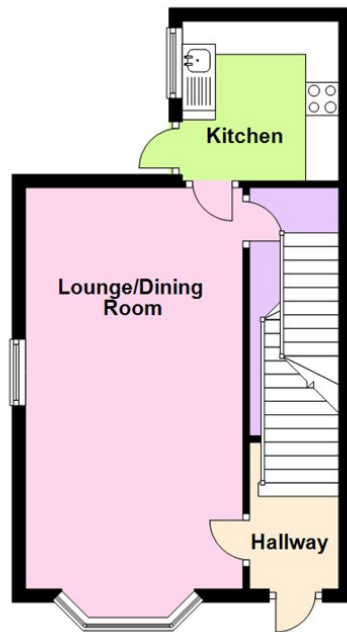
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



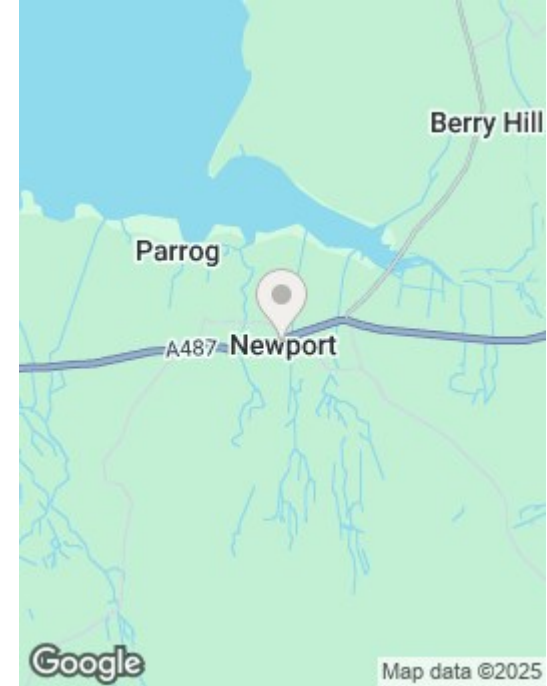
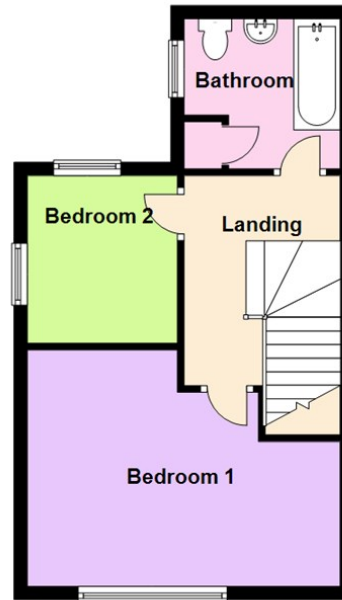





Ground Floor



First Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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