



Inch Cape, 11 Maes Y Cnwce, Newport, Pembrokeshire, SA42 0RS

Price Guide £399,950

- *An attractive Detached single storey Bungalow residence.
- *Comfortable 3 Reception, 2 Bedroom and 2 Bath/Shower Room accommodation.
- *Gas Central Heating, Cavity Wall and Loft Insulation and mainly uPVC Double Glazed.
- *Ample Off Road Vehicle Parking as well as a Car Port.
- *Good sized front and rear Lawned Gardens as well as a Large Paved Patio from where Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head.
- *Ideally suited for a Family, Retirement, Holiday Letting or for Investment purposes.
- *In need of some Modernisation and Updating.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating D

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, 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 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, 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 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 north east to Cardigan and Aberaeron.

Maes y Cnwce is a medium sized Residential Estate which is situated on the western fringes of the town from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head.

Inchcape is situated within 750 yards or so of the Town Centre and the Shops at Market Street.

Directions

From Fishguard take the Main A487 road east for some 7 miles and on entering the town of Newport take the first turning on the left into Maes y Cnwce. Continue on this road for 50 yards or so and take the first turning on the left. Proceed to the end of the cul de sac and Inchcape is situated in the far right hand side corner. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 south west for some 11 miles and in the town of Newport take the fifth turning on the right into Maes y Cnwce. Follow directions as above.

Description

Inchcape comprises a Detached single storey Bungalow residence of cavity concrete block and brick construction with part reformite stone and mainly rendered and pebble dashed elevations under a pitched rendered concrete tile roof. Accommodation is as follows:-

Storm Porch

With electric light and a uPVC Double Glazed Door to:-

Hall



With fitted carpet, 2 ceiling lights, radiator, telephone point, smoke detector (not tested), built in Cloaks Cupboard and door to:-

Sitting Room



20'0" x 12'0" (6.10m x 3.66m)

With fitted carpet, 2 double panelled radiators, coved ceiling, 4 wall lights, secondary double glazed aluminium patio door to Rear Patio and Garden (affording coastal sea views over Newport Bay to Dinas Head), coal effect gas fire on a slate hearth, TV point, 7 power points, 2 wall shelves and opening to:-

Dining Room



12'0" x 12'0" approx (3.66m x 3.66m approx)

With fitted carpet, uPVC double glazed window (affording coastal sea views over Newport Bay to Morfa Head), coved ceiling, radiator, central heating thermostat control, 3 power points, ceiling light, serving hatch from Kitchen and door to:-

Kitchen/Breakfast Room



11'7" x 9'4" (3.53m x 2.84m)

With ceramic tile floor, uPVC double glazed window (affording coastal sea views over Newport Bay to Morfa Head), coved ceiling, 3 downlighters, recess with a Worcester Greenstar wall mounted Gas boiler (heating domestic hot water and firing central heating), Airing Cupboard with a prelagged copper hot water cylinder and immersion heater together with a Honeywell central heating timeswitch, radiator, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, Parkinson Cowan freestanding Gas Cooker, 9 power points, door to Hall and glazed door to:-

Garden Room/Office

9'10" x 7'7" maximum (3.00m x 2.31m maximum)

With fitted carpet, 3 windows (two uPVC double glazed affording coastal sea views over Newport Bay to Morfa Head), radiator, ceiling light, 2 power points and door opening to:-

Inner Hall

6'2" x 3'3" (1.88m x 0.99m)

With fitted carpet, coat hooks, ceiling light, smoke detector (not tested), glazed door to Utility Room and sliding door to:-

Shower Room

5'9" x 5'9" (1.75m x 1.75m)

With ceramic tile floor, single glazed window, fully tiled walls, suite of Wash Hand Basin and WC, glazed and tiled Shower Cubicle with a thermostatic shower, mirror fronted bathroom cabinet, towel rail, towel ring, toilet roll holder, radiator, pine tongue and groove clad ceiling and a ceiling light.

Utility Room

10'9" x 9'4" (3.28m x 2.84m)

With thermoplastic tile floor, plumbing for automatic washing machine, tumble dryer vent, single drainer stainless steel sink unit with companion unit, floor and wall cupboards, 2 strip lights, 6 power points, uPVC double

glazed window, glazed door to Car Port and door to Inner Hall.

Bedroom 1



13'8" x 12'0" (4.17m x 3.66m)

With fitted carpet, uPVC double glazed window, radiator, ceiling light, 2 built in double wardrobes, telephone point and 2 power points.

Bedroom 2



12'0" x 12'0" (3.66m x 3.66m)

With fitted carpet, built in double wardrobe with cupboard above, uPVC double glazed window, radiator, ceiling light and 2 power points.

Bathroom



8'1" x 5'5" (2.46m x 1.65m)

('L' shaped maximum) With fully tiled walls, fitted carpet, suite of Wash Hand Basin and panelled Bath with a thermostatic shower over, uPVC double glazed window, ceiling light, towel rail, towel ring, wall mirror, radiator and a shower curtain and rail.

Separate WC



8'2" x 3'11" (2.49m x 1.19m)

With fitted carpet, fully tiled walls, uPVC double glazed window, suite of Wash Hand Basin and WC, radiator, wall mirror, towel rail, robe hook, hand rail and ceiling light.

A concreted drive leads into the Property and allows for Off Road Parking and gives access to a:-

Car Port

18'0" x 9'0" approx (5.49m x 2.74m approx)

With a pedestrian glazed door to Utility Room.

Directly to the fore of the Property is a good sized gently sloping Lawned Garden with Flowering Shrubs, Conifers, Hydrangeas and a Flowering Cherry Tree. There is a concrete and paved path surround to the Bungalow and to the rear is a large Paved Patio on 2 levels together with a

gently sloping Lawned Garden with Flowering Shrubs. Adjacent to the western side of the Bungalow is an area of Land which would allow for an extension to the Bungalow (subject to any necessary Planning Consents).

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

Services

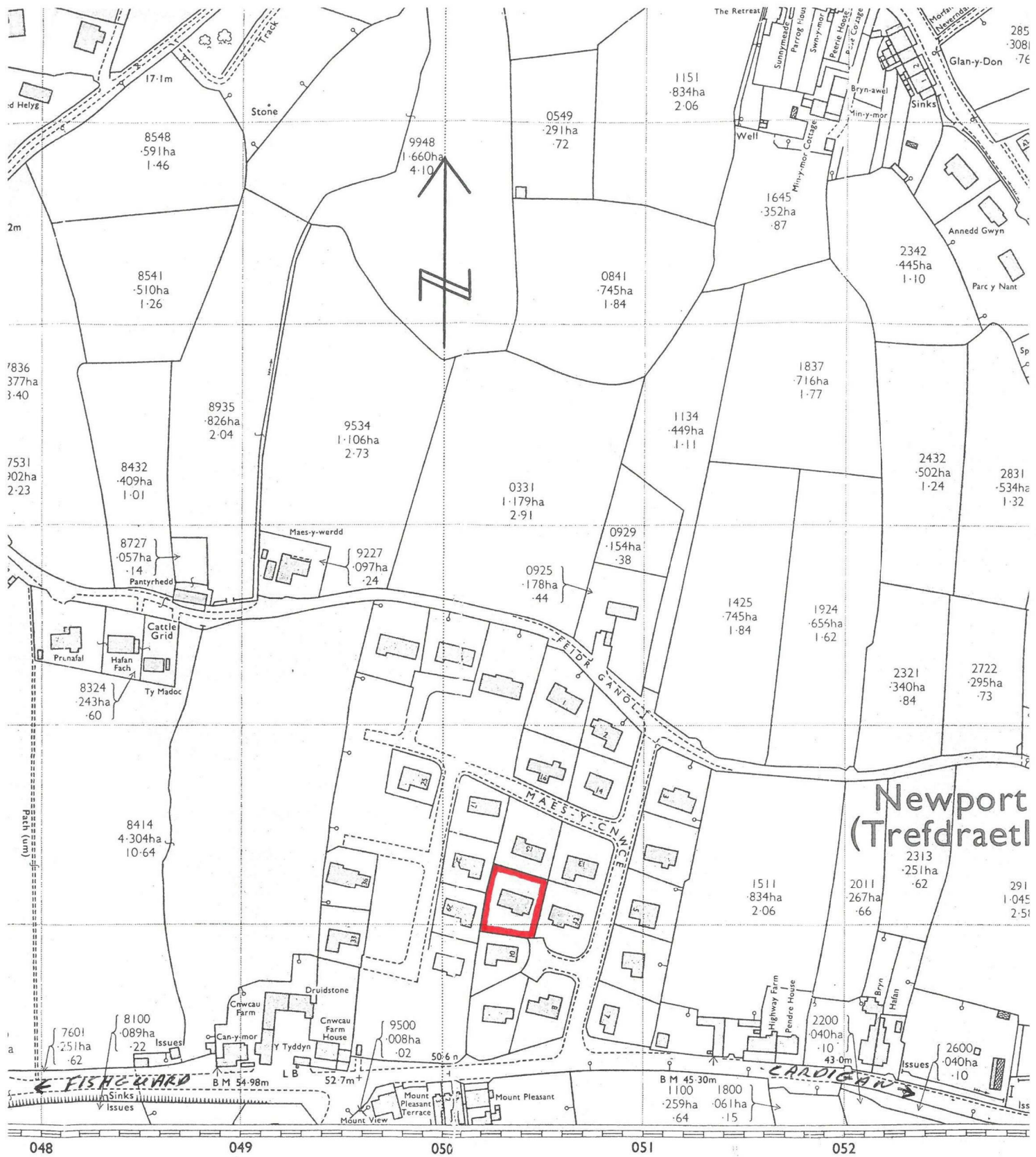
Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Mainly uPVC Double Glazed. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

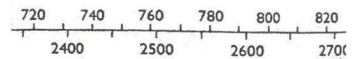
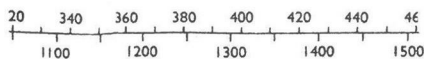
Inchcape is a comfortable, Detached single storey Bungalow residence which stands on this popular medium sized Residential Estate from where superb Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head. The Property has spacious, 3 Reception, 2 Bedroom and 2 Bath/Shower Room accommodation which benefits from Gas Central Heating and uPVC Double Glazing. In addition, it has Off Road Parking for 2/3 Vehicles as well as a Car Port and good sized front and rear Lawned Gardens including a large Paved Patio from where Coastal Sea Views can be enjoyed over Newport Bay to Morfa Head. The Property is ideally suited for Family, Retirement, Holiday Letting or for Investment purposes and is offered 'For Sale' with a realistic Price Guide. Early inspection strongly advised.



**Inchcape, 11 Maes-y-Cnwce, Newport,
Pembrokeshire.**

Plan Not to Scale.

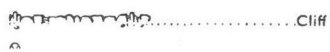
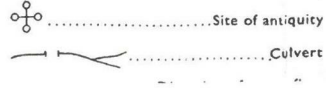
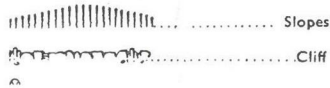
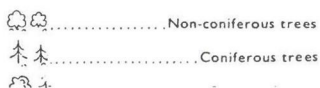
Plan for Identification Purposes Only



1 metre = 3.2808 feet

1 foot = 0.3048 metre

SYMBOLS



ENGLANI
County...
District...
London Bc
Civil Parc
Communit
Electoral f

Floor Plan

Ground Floor



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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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