



Llysfair Upper St. Mary Street, Newport – SA42 0PS

£445,000 Freehold

- An attractive character stone faced Terraced 2 storey Dwelling House with Loft Room.
- Deceptively spacious 2 Reception, Kitchen, 2 Bath/Shower Room and 3/4 Bedroom accommodation.
- Gas Central Heating. Bespoke Hardwood painted Double Glazed Windows (in the main) and Roof Insulation.
- Wide pavement/hardstanding to fore allowing for a Vehicle Parking Space.
- Good sized Paved Patio and a large Lawned Garden to the rear with Apple Trees and Flowering Shrubs.
- Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- Early inspection strongly advised. Realistic Price Guide. EPC Rating C

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 a good range of Shops, a Post Office, Library, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, a Tourist Information Centre, a 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, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach. Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities. Upper St Mary's Street is a popular residential area off the Main A487 Road towards the Church.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, take the fourth turning on the right (a short distance past Havard's Ironmongery Shop) into Upper St Mary's Street. Proceed up the hill for 100 yards or so and Llysfair is situated on the left hand side of the road. A "For Sale" Board is erected on site. Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and in the Town of Newport, take the second turning on the left into Upper St Mary's Street. Follow directions as above.

DESCRIPTION

Llysfair comprises a Terraced 2 storey Dwelling House (with Loft Room) of mainly solid stone construction with natural stone faced elevations under a pitched slate roof. There is a single storey extension to the rear of the Property of stone construction with a gently sloping Fibreglass roof and a Lean-to Slate roof.

Accommodation is as follows:-

Porch

Dimensions: 1.52m x 1.22m (5'0" x 4'0"). With whitened stone effect walls, electricity meter and consumer unit, ceiling light, tiled floor and a half glazed 8 pane door to:-

Hall

With whitened stone effect walls, double panelled radiator, ceiling light, staircase to First Floor, coat hooks, ceramic tile floor, understairs cupboard with shelving and electric light, opening to Inner Hall and doors to Dining Room and:-

Sitting Room

Dimensions: 4.62m x 4.01m (15'2" x 13'2"). (maximum measurement to include bay). With fitted carpet, whitened natural stone walls, double panelled radiator, Slate, Cast Iron and Tile open fireplace with a quarry tile hearth, hardwood painted double glazed sash window, ceiling light and power points.

Inner Hall

Dimensions: 1.37m x 0.91m (4'6" x 3'0"). With ceramic tile floor, ceiling light, whitened stone effect walls, underfloor central heating thermostats and doors to Bathroom and:-

Shower Room

Dimensions: 2.44m x 1.22m (8'0" x 4'0"). With ceramic tile floor with electric underfloor heating, 2 downlighters, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Thermostatic Shower, whitened natural stone walls, chrome heated towel rail/radiator, glass shelf, robe hook, extractor fan and a toilet roll holder.

Bathroom

Dimensions: 3.56m x 2.62m (11'8" x 8'7"). With ceramic tile floor with electric underfloor heating, single glazed sash window to Kitchen, white suite of WC, Wash Hand Basin and a Pine panelled Bath with Shower attachment, part tile surround, feature fireplace with a quarry tiled hearth, 5 downlighters, extractor fan, natural stone wall and a toilet roll holder.

Dining Room

Dimensions: 3.84m x 2.67m (12'7" x 8'9"). With ceramic tile floor, whitened natural stone walls, double panelled radiator, alcove with shelves, 2 ceiling lights, 2 power points, electrically operated Velux roof light, hardwood double glazed stable door to rear Garden and door to:-

Kitchen/Breakfast Room

Dimensions: 3.91m x 3.30m (12'10" x 10'10"). With ceramic tile floor, double drainer stainless steel sink unit with hot and cold, floor and wall cupboards, electrically operated Velux roof light, window, part tile surround, ceramic tile floor, hardwood double glazed window, and a hardwood double glazed Stable Door to rear Paved Patio, 7 downlighters, double panelled radiator and door to:-

Walk in Boiler/Utility Room

With ceramic tile floor, plumbing for automatic washing machine, power points, downlighter and a Viessmann wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating).

Split Level Half Landing

With whitened natural stone walls, hardwood painted double glazed sash window to rear and stairs to:-

First Floor

Landing

Dimensions: 3.00m x 1.93m (9'10" x 6'4"). With staircase to Second Floor, fitted carpet, telephone point, 2 power points, central heating thermostat control, ceiling light, smoke detector (not tested) and doors to Bedrooms.

Bedroom 1 (front)

Dimensions: 3.96m x 3.96m (13'0" x 13'0"). (maximum). With fitted carpet, hardwood painted double glazed sash window, double panelled radiator, ceiling light and 2 power points.

Bedroom 3 (front)

Dimensions: 3.96m x 3.58m (13'0" x 11'9"). With fitted carpet, hardwood painted double glazed sash window, double panelled radiator, ceiling light and 2 power points.

Bedroom 2 (rear)

Dimensions: 3.96m x 3.58m (13'0" x 11'9"). (maximum). With fitted carpet, double panelled radiator, hardwood painted double glazed sash window, ceiling light and 2 power points.

Second Floor

Studio/Loft Room

Dimensions: 5.94m x 5.56m (19'6" x 18'3"). (plus recesses) (currently utilised by Vendors as a Studio Bedroom 4). With 6 Velux windows with blinds, exposed "A" frames, fitted carpet, shelving, undereaves storage cupboards, 3 ceiling lights, TV point, 6 power points and a Box/Store Room. N.B Sea views to Newport Bay can be enjoyed from 3 of the Velux windows.

Externally

There is a wide Pavement/Hardstanding to the fore which allows for a Vehicle Parking Space. Directly to the rear of the Property is a good sized Paved Patio with steps leading down to a large rear Lawned Garden with Apple Trees. Beyond the Lawned Garden is a further area of Land which slopes down to a stream. 2 Outside Electric Lights and an Outside Water Tap. The approximate boundaries of the Property are coloured red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Bespoke Hardwood Painted Double Glazed Sash Windows (in the main) and Velux Double Glazed Skylight Windows. Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

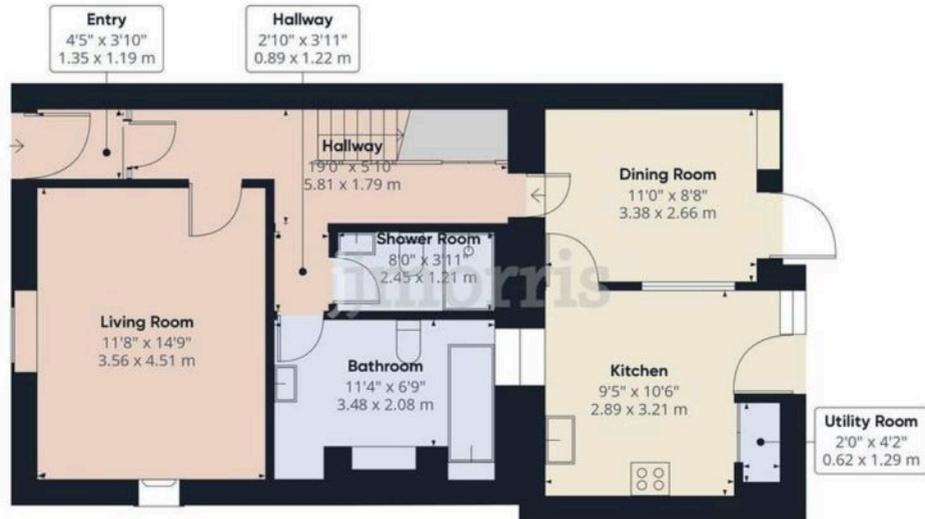
REMARKS

Llysfair is a deceptively spacious Terraced 2 storey Dwelling House (with Studio/Loft Room) which stands in one of Newport's most popular residential areas and being ideally suited for Family, Retirement, Investment or for Holiday Letting purposes. It is in excellent decorative order throughout and has the benefit of Gas fired Central Heating, Hardwood Painted Double Glazed Sash Windows (in the main) and Roof Insulation. In addition, it has a wide Pavement/Hardstanding to the fore which allows for Off Road Vehicle Parking and to the rear is a good sized Paved Patio with steps leading down to large rear Lawned Garden with Apple Trees and a sloping area of Land which borders a stream. It has many attractive character features including whitened natural stone walls, exposed beams, character and feature fireplaces and exposed "A" frames. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.









Ground Floor



Floor 1



Floor 2

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