

FOR SALE BY PRIVATE TREATY

Drws y Nant, Feidr Eglwys, Newport, Pembrokeshire,
SA42 0QB.



OFFERS IN EXCESS OF £399,500

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Drws y Nant, Feidr Eglwys, Newport, Pembrokeshire, SA42 0QB.

“Situated in a desirable area, this property presents an exciting project”



3/4 Bedroom detached bungalow

Private garden and large plot of land to rear of property extending to a total of one acre

Private gated driveway



SITUATION

The property known as Drws y Nant is situated in the popular market town of Newport, North Pembrokeshire. Newport has great transport links being located on the main road between Cardigan (approximately 12 miles from the property) and Fishguard (approximately 7 miles from the property).

DIRECTIONS

From Fishguard, take the A487 towards Cardigan. As you reach the town of Newport continue until you pass Llys Medydyg Hotel, take the next right turn onto Feidr Bentick.. Continue up the road taking a right onto Feidr Eglwys. The property will be on your left, marked by a 'For Sale' board.

OS GRID REFERENCE

SN05943881 - The property is edged in red for identification purposes only on the attached plan.

what3words - girder.singles.thundered

ACCOMODATION

GENERAL DESCRIPTION

Drws y Nant comprises of 3/4 bedrooms and a bathroom set in grounds extending to a total of one acre.

The dwelling is of traditional construction under a man made tile roof and a single brick chimney stack. The property is in need of renovation having been vacant for some time with the interior being dated.

GROUND FLOOR:

Single garage (5.73m x 2.96m)

Manual garage door and pedestrian back door providing access to the rear of the property and another to the house.

WC provided within the garage.

Kitchen (4.61m x 2.72m)

Tiled floor and kitchen units

Bedroom 1 (3.96m x 3.48m)

Double bedroom with a window and built in wardrobe.

Bedroom 2 (2.41m x 3.23m)

Single room with a window and built in wardrobe.

Bathroom (2.30m x 1.94)

Window, WC, wash hand basin, bath, carpet floor covering.

Living room (5.56m x 3.94m)

Large spacious reception room with a central fireplace and 3 windows.



FIRST FLOOR:

Bedroom 3 (4.09m x 3.97m)

Double bedroom with restricted head height benefitting from a window.



Attic room/ Bedroom 4

Previously used for storage, but has the potential to provide a double bedroom.

EXTERNALLY

The property benefits from off road parking with a small private garden, extending to 0.25 acre.



THE LAND

There is a 0.75 acre plot of land separated by a garden fence to the south of the property. The land has recently been cleared and can be accessed via a private gate to the west of the residential driveway for Drws y Nant.

The residential plot is situated within the settlement boundary for Newport, the land to the rear whilst outside the settlement boundary is situated adjacent to the settlement boundary providing an opportunity for future development subject to the necessary planning consent.



METHOD OF SALE

For sale by private treaty.

TENURE AND POSSESSION

For sale freehold with vacant possession available upon completion.

SERVICES

Mains electricity and Mains water.

Mains sewerage.

LOCAL AUTHORITY

Pembrokeshire County Council £2,967.28.

Council Tax Band F.

OVERAGE

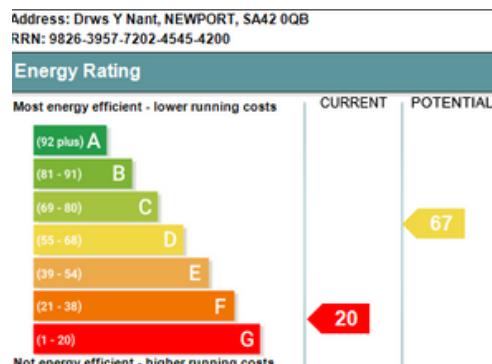
There will be an overage clause included with the sale of the property. It is anticipated this will be for 25% of the uplift in value as a result of any additional residential development for a period of 25 years.

SPORTING, MINERAL AND TIMBER RIGHTS

All such rights, as far as they are owned, are included in the sale.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band G . A copy of the certificate can be obtained from the selling agent.



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP. Tel: 01437 76455

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT. Tel: 0300 062 5004

Natural Resources Wales (NRW), Ty Cambria, 29 Newport Road, Cardiff, CF24 0TP. Tel: 0300 065 3000

Pembrokeshire Coast National Park Office, Llanion Park, Pembroke Dock, SA72 6DY. Tel: 01646 624800

WAYLEAVES, EASMENTS AND RIGHT OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

PLANS, AREAS AND SCHEDULES

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

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VIEWING ARRANGEMENTS

Scheduled viewing days on Friday 2nd January and Wednesday 7th January 2026,
these are strictly by appointment with Edward H Perkins Rural Chartered Surveyors.

VENDOR'S SELLING AGENTS

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

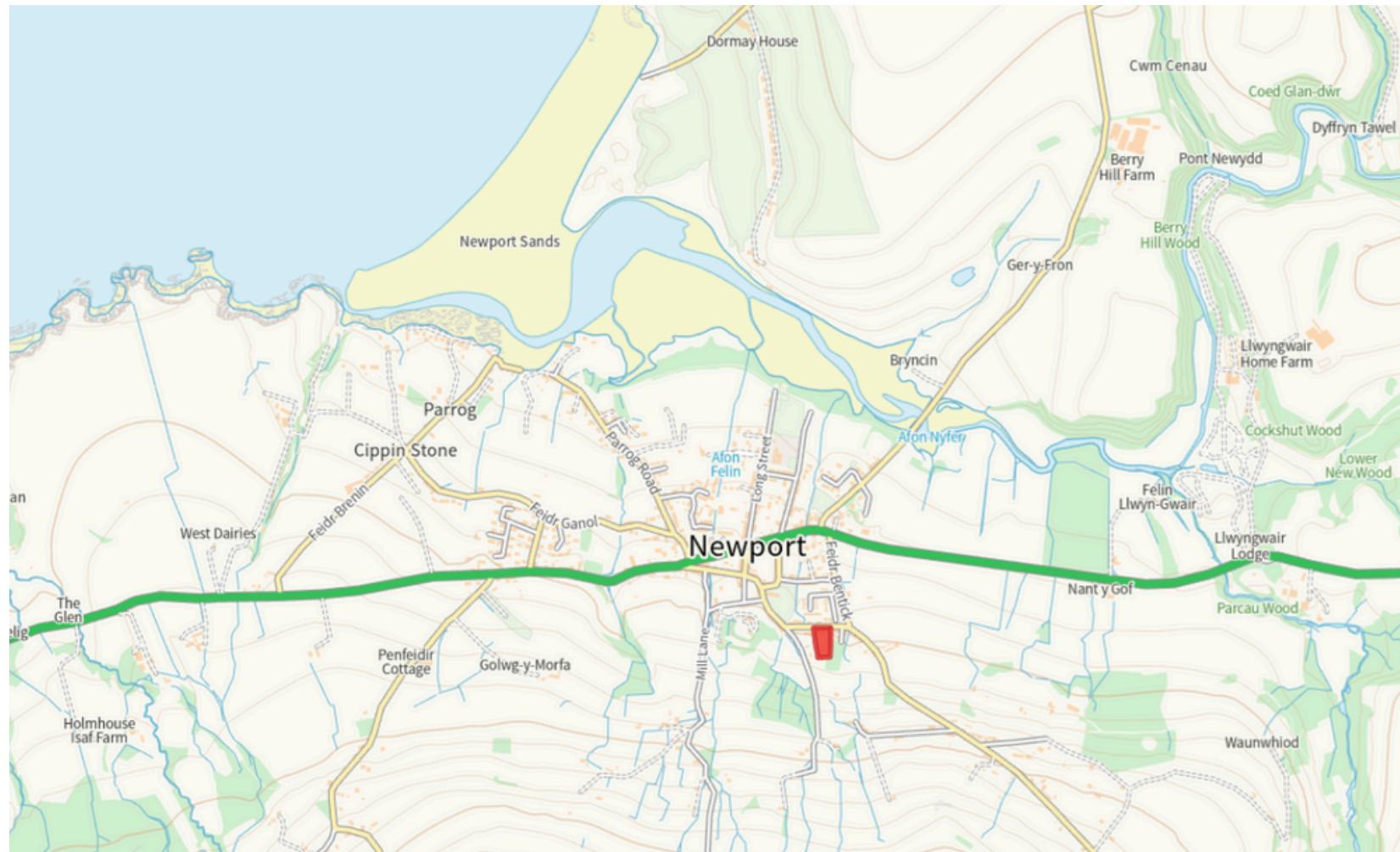
Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Jack Haggar or Victoria Rees.

Site Plan of The Property



Location Plan of The Property



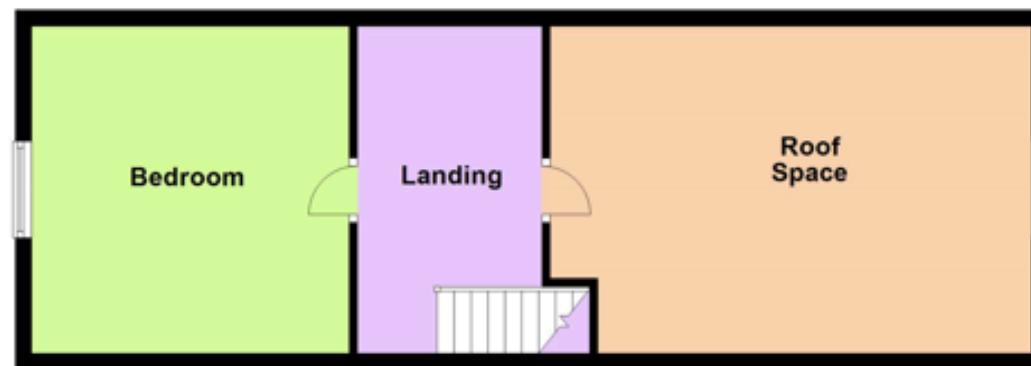
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Floor Plan



First Floor



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