



## Minafon, Newport – SA42 0LT

£950,000 Freehold

- An exceptional Detached 2 storey character Cottage Residence which has been renovated, extended and modernised throughout to an extremely high standard in the last 14 years or so.
- Character Hall, 26'3" Sitting Room, Kitchen/Diner, 4 Bedrooms and 3 Bath/Shower Room accommodation.
- Mains Services. Gas Central Heating. Hardwood Double Glazed Windows and Doors. Cavity Wall and Loft Insulation.
- Off Road Parking for 2 Vehicles. Good sized established Private Gardens with Indian Sandstone Paved Patios, a good sized Lawned Garden with Flowering Shrubs with direct access onto the Coast Path adjacent to the Nevern Estuary.
- Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- Early inspection strongly advised. Realistic Price Guide. EPC Rating C.

## **SITUATION**

Minafon is situated on the edge of the town of Newport within 150 yards or so of the Iron Bridge and fronting onto the Newport to Moylegrove Council Road at Pen-y-Bont. Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Cafes, Restaurants, Take-Aways, Hotels, Art Galleries, a Tourist Information Centre, Post Office, a Library, Yachting and Boating Club, a Memorial/Community Hall, Repair Garage, a Dental Surgery and a Health Centre. The Nevern Estuary is within a short walk and the Beach at The Parrog is within a half a mile or so of the Property which provides excellent Boating and Mooring facilities. Within 2 miles or so by road is the 18 Hole Newport Golf Links Resort at Newport Sands. The River Nevern being close by, provides good Salmon, Sewin (Sea Trout) and Trout fishing. Also within easy reach is the Open Countryside and Carningli Mountain which provides excellent Walking, Rambling and Hacking.

## **DIRECTIONS**

From Fishguard, take the Main A487 Road east for some 7 miles and in the Town of Newport, proceed through the Town passing The Golden Lion Public House on your left and some 50 yards or so further on, take the turning on the left, signposted to Moylegrove and Newport Sands. Continue on this road for 300 yards or so and Minafon is the last Property on the left before leaving the Town and just prior to the Iron Bridge. A "For Sale" Board is erected on site. Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and on entering the Town of Newport, take the turning on the right, signposted to Moylegrove and Newport Sands. Follow directions as above.

## **DESCRIPTION**

Minafon comprises a Detached 2 storey Cottage Residence of solid stone and cavity concrete block construction with part natural stone faced elevations and part rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

### **Storm Porch**

Dimensions: 1.98m x 0.84m (6'6" x 2'9"). With downlighter and a hardwood painted double glazed door to:-

### **Reception Hall**

Dimensions: 2.67m x 2.62m (8'9" x 8'7"). With a Travertine tile floor, Oak staircase to First Floor, 2 downlighters, radiator, 2 power points, Mains Smoke Detector, Understairs Storage Cupboard and Oak door to:-

### **Sitting Room**

Dimensions: 8.00m x 4.34m (26'3" x 14'3"). With an engineered Oak floor, stone open fireplace with a Slate hearth, 3 hardwood painted double glazed sash windows with roller blinds, open beam ceiling, 6 downlighters, 2 double panelled radiators, 2 no wall spotlights, natural stone walls, lamp points, 10 power points and Oak doors to Kitchen/Dining Room and:-

### **Bedroom 2**

Dimensions: 3.99m x 3.58m (13'1" x 11'9"). With an engineered Oak floor, 3 hardwood painted double glazed sash windows with roller blinds, double panelled radiator, 2 picture lights, natural stone wall and 4 power points.

### **Kitchen/Dining Room**

Dimensions: 5.64m x 4.52m (18'6" x 14'10"). (maximum). With an engineered Oak floor, range of "L" shaped Oak floor cupboards with worktops, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, hardwood painted double glazed French doors leading to a large Indian Sandstone Paved Patio, double panelled radiator, appliance points, 8 power points, part tiled surround, built in dishwasher, built in fridge freezer, built in Neff single Oven/Grill, Neff 4 ring ceramic Hob and a Neff Cooker Hood (externally vented), natural stone wall, 2 hardwood painted double glazed windows, 10 downlighters and an Oak door to:-

### **Rear Porch**

Dimensions: 2.39m x 2.08m (7'10" x 6'10"). With a Travertine tile floor, Conservation Skylight, radiator, coat hooks, fridge recess with adjacent shelves and a hand painted tiled worktop over, hardwood painted double glazed door to a Indian Sandstone Paved Path which leads to the rear Garden, Carbon Monoxide Alarm, Mains Smoke Detector and an Oak door to:-

### **Shower Room**

Dimensions: 3.35m x 2.24m (11'0" x 7'4"). (maximum). With a Travertine tile floor, Chrome heated towel rail/radiator, cupboard housing a Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating) as well as plumbing for an automatic washing machine, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Grohe Thermostatic Shower, 6 downlighters, Manrose extractor fan, 2 Conservation Skylights, Oak framed wall mirror, tiled splashback, natural stone wall and a shaver point.

### **First Floor**

#### **Landing**

Dimensions: 2.39m x 2.31m (7'10" x 7'7"). (To include stairwell). With an engineered Oak floor, hardwood painted double glazed window over stairwell, Conservation Skylight, 2 downlighters and an opening to:-

#### **Inner Landing**

Dimensions: 4.95m x 1.65m (16'3" x 5'5"). With an engineered Oak floor, radiator, 3 downlighters, Mains Smoke Detector, 2 power points and Oak doors to Bedrooms and:-

#### **Bathroom**

Dimensions: 2.39m x 2.31m (7'10" x 7'7"). With an engineered Oak floor, white suite of Oak panelled Bath with Shower attachment, Wash Hand Basin and WC, part tiled surround, Chrome heated towel rail/radiator, Conservation Skylight, 2 downlighters (one with built in extractor fan), robe hook, part tiled surround, shaver point, Oak framed mirror and tiled shelves either side of Bath.

#### **Bedroom 1**

Dimensions: 5.18m x 4.52m (17'0" x 14'10"). ("L" shaped maximum). With an engineered Oak floor, double panelled radiator, Velux window with blind, TV point, telephone point, lamp points, 6 power points, 2 wall lights, Oak door to En Suite Shower Room, clothes hanging rail/hooks and a hardwood painted double glazed Patio door to an:-

#### **Inverted Balcony**

Dimensions: 4.45m x 0.99m (14'7" x 3'3"). With 2 downlighters over and from where views over the Lawned Garden to the Nevern Estuary can be enjoyed.

### **En Suite Shower Room**

Dimensions: 2.69m x 1.73m (8'10" x 5'8"). With an engineered Oak floor, hardwood double glazed window with roller blind, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a Grohe Thermostatic Shower, 2 downlighters, Manrose extractor fan, shaver point, part tile surround, tiled splashback and a Chrome heated towel rail/radiator.

#### **Bedroom 3**

Dimensions: 4.55m x 2.79m (14'11" x 9'2"). With an engineered Oak floor, 2 hardwood painted double glazed sash windows with roller blinds, access to an Insulated Loft, natural stone walls, Conservation Skylight, 3 wall spotlights, 4 power points, double panelled radiator, clothes hanging rail/hooks and access to an Insulated Loft.

#### **Bedroom 4**

Dimensions: 4.29m x 2.82m (14'1" x 9'3"). With an engineered Oak floor, 2 hardwood painted double glazed sash windows with blinds, bookshelf, 2 wall spotlights, double panelled radiator, clothes hanging rail/hooks and 4 power points.

#### **Externally**

Accessed off Feidr Pen-y-Bont is a Tarmacadamed hardstanding which allows for Off Road Parking for 2 Vehicles. A pedestrian gate leads from the parking area to an Indian Sandstone Paved Patio on the southern elevation from where Indian Sandstone Paved Paths lead along the front and rear of the Property to a large Indian Sandstone Paved Patio which overlooks the rear Garden. There is a good sized Lawned Garden with Flowering Shrubs, Hydrangeas, Buddleia and Mature Trees. A pedestrian gate at the northern end of the garden gives access onto the Coastal Path which leads from the Iron Bridge to The Parrog. There is also a Storage Bunker as well as 2 Outside Water Taps, 2 Outside Power Points and 6 Outside Electric Lights (including 2 Wall Lights). In addition, there are also 2 Garden Lights. The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500.

**SERVICES**

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Hardwood painted Double Glazed Windows and Doors. Double Glazed Conservation Skylights and a Double Glazed Velux Window. Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

**TENURE**

Freehold with Vacant Possession upon Completion.

**REMARKS**

Minafon is an exceptional Detached 2 storey Cottage which was completely renovated, modernised and refurbished approx 14 years ago. It stands adjacent to Feidr Pen-y-Bont and is within a 100 yards or so of the Iron Bridge and the Nevern Estuary. The Property is in excellent decorative order throughout and has a wealth of character benefiting from 1/2 Reception, 4 Bedroom and 3 Bath/Shower Room accommodation which has Gas Central Heating, Hardwood painted Double Glazed Windows and Doors and both Cavity Wall and Loft Insulation. In addition, it has Off Road Parking for 2 Vehicles as well as a good sized private Lawned Garden with Flowering Shrubs and two Indian Sandstone Paved Patios as well as an Indian Sandstone Paved Path surround to the Property. It is offered "For Sale" with a very attractive Price Guide to reflect the qualities of this exceptional character Cottage Residence and indeed, it's location in this popular Coastal/Market Town. Inspection essential and strongly advised.













CEMAES No 1 ED

**Minafon,  
Pen-y-Bont, Newport, Pembs**

Scale 1/2500  
Plan for Identification Purposes Only

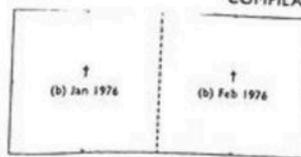
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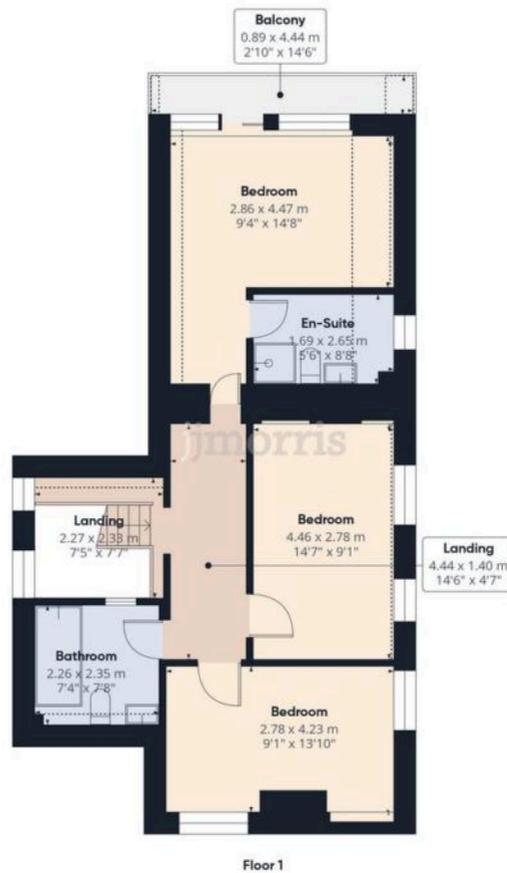
COMPILED DATA

Levelled.....195  
Boundaries.....Apr  
MHW.....

To convert hectares to acres multiply by 2.471 05  
To convert acres to hectares multiply by 0.404 69

which it falls  
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**Approximate total area<sup>(1)</sup>**

146.6 m<sup>2</sup>  
1578 ft<sup>2</sup>

**Balconies and terraces**

3.8 m<sup>2</sup>  
41 ft<sup>2</sup>

**Reduced headroom**

6.2 m<sup>2</sup>  
67 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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

GIRAFFE360

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