



Curlew Cottage, East Street, Newport, Pembrokeshire, SA42 0SY

Price Guide £450,000

- * An attractive Detached 2 storey Modern Dwelling House.
- * Comfortable, well appointed 2 Rec, 3 Bed and 3 Bath/Shower Room accommodation.
- * Gas Central Heating, Double Glazing, Wall and Loft insulation.
- * Garage and Off Road Parking for 2/3 Vehicles.
- * Easily maintained 'L' shaped Lawn Garden together with a Concrete and Ornamental Stone Patio areas.
- * Ideally suited for Family, Retirement, Holiday Letting or for Investment purposes.
- * Early Inspection strongly advised. Realistic Price Guide.

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, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within three quarters of a mile or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, 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 being close by, provides 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 a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Public Houses, Hotels, Restaurants, Cafes, Takeaways, a Further Education College, Supermarkets, a Cinema/Theatre 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.

East Street is a mixed Residential/Commercial area and is the main A487 Road which leads from the centre of the Town in the direction of Cardigan.

Curlew Cottage stands in a cul de sac and is some 40 yards or so inset off the Main A487 road. Curlew Cottage is situated within 200 yards or so of Newport Town Centre and the Shops at Market Street and Long Street.

Directions

From Fishguard, take the Main A487 Road east for some 7 miles and in the town of Newport, proceed past the Golden Lion Public House and the turning on the left signposted to Newport Sands and Moylegrove and some 20 yards or so further on take the first turning on the left. A 40 yard tarmacadamed drive leads in to Curlew Cottage and is the property inset off the road on the right.

Alternatively from Cardigan, take the Main A487 road south west for some 11 miles and on entering the town of Newport, take the first turning on the right (20 yards or so prior to the turning to Moylegrove and Newport Sands)

which is on the right. Curlew Cottage is some 40 yards or so inset off the Main A487 road on the right.

Description

Curlew Cottage comprises a Detached 2 storey Dwelling House of a timber frame construction with an external skin of concrete block with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Half Glazed door to :-

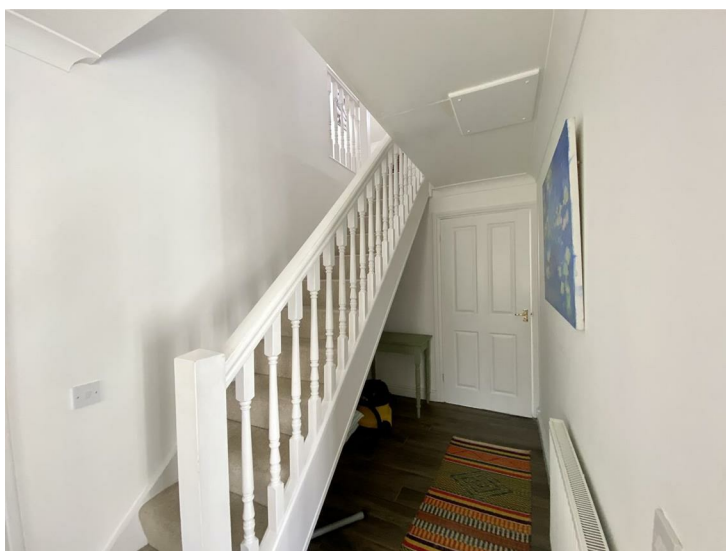
Porch



6'2" x 5'2" (1.88m x 1.57m)

With 2 double glazed windows, ceramic tiled floor, cove ceiling, ceiling light, radiator and a half glazed door to :-

Hall



13'3" x 5'11" (4.04m x 1.80m)

With ceramic tile floor, coved ceiling, ceiling light, radiator, coat hooks, understairs storage area, 2 power points and doors to Kitchen/Dining Room, Sitting Room and :-

Shower Room



6'3" x 6'0" (1.91m x 1.83m)

With ceramic tiled floor, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a thermostatic shower, chrome heated towel rail/ radiator, part tile surround, towel ring, wall mirror, Alto extractor fan, cove ceiling, ceiling light and a double glazed window with roller blind.

Sitting Room



19'5" x 11'3" (5.92m x 3.43m)

With fitted carpet, 2 double glazed windows, 2 radiators, coved ceiling, ceiling light, TV point, telephone point, 8 power points and a fireplace housing a multifuel stove on a slate tile hearth.

Kitchen/Dining Room



13'6" x 11'8" (4.11m x 3.56m)

With ceramic tile floor, double glazed window with roller blind, range of fitted floor and wall cupboards, 2 stainless steel bowls with mixer tap, double panelled radiator, part tile surround, Alto extractor fan, cove ceiling, 4 ceiling spotlight, Cooker Box, 9 power points, built-in Diplomat Single Oven/Grill, 4 ring Diplomat Gas Cooker Hob, Cooker

Hood, telephone point, appliance points, door to Utility Room and glazed double doors to :-

Garden Room/Conservatory



11'9" x 10'5" (3.58m x 3.18m)

With ceramic tile floor, double glazed windows, double glazed French Doors to Garden, double panelled radiator, ceiling light, TV point and 4 power points.

Utility Room



11'0" x 6'5" (3.35m x 1.96m)

With ceramic tile floor, stainless steel bowl with mixer tap, part tile surround, electricity consumer unit, Worcester Highflow 400 electronic Gas combination boiler (heating domestic hot water and firing central heating), plumbing for washing machine and dishwasher, cove ceiling, 6 power points, Alto extractor fan, carbon monoxide alarm and a double glazed door to rear Garden.

First Floor

Landing



10'4" x 9'2" (3.15m x 2.79m)
('L' shaped maximum). With fitted carpet, Velux window, ceiling light, 2 power points, smoke detector (not tested), access to an Insulated Loft and a fitted Wardrobe/Airing Cupboard with radiator and hanging rail.

Bathroom



9'9" x 6'3" (2.97m x 1.91m)
With ceramic tile floor, double glazed window with roller blind, white suite of panelled Bath, Wash Hand Basin in vanity surround and WC, 4 ceiling spotlight, Manrose extractor fan, wall mirror, wall light, shaver point, chrome heated towel rail/radiator, part tile surround, toilet roll holder, thermostatic shower over Bath and a glass shower screen.

Bedroom 1



12'10" x 10'8" (3.91m x 3.25m)
plus door recess 3'8" x 3'6". With fitted carpet, cove ceiling, ceiling light, TV point, telephone point, 4 power points, 2 double glazed windows with blinds, cove ceiling, ceiling light, robe hook and door to :-

En suite Shower Room

8'10" x 6'3" (2.69m x 1.91m)
('L' shaped maximum). With ceramic tile floor, Velux window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower with a Mira Excel thermostatic shower, Manrose extractor fan, 4 ceiling spotlight, wall mirror, toothbrush holder, toilet roll holder and a chrome heated towel rail/radiator.

Bedroom 2



11'4" x 10'2" (3.45m x 3.10m)
With fitted carpet, 2 double glazed windows with blinds, cove ceiling, ceiling light, radiator, robe hook and 4 power points.

Bedroom 3



8'10" x 8'4" (2.69m x 2.54m)

With fitted carpet, double glazed window with blind, cove ceiling, ceiling light, double panelled radiator, robe hook and 4 power points.

Externally

Adjoining the Property is a :-

Garage

20'0 x 10'0" approximate measurement (6.10m x 3.05m approximate measurement)

With double wooden doors, double glazed pedestrian door, double glazed window, electric light and power points.

Adjacent to the Garage is an Ornamental Stone Hardstanding area which allows for Parking for 2/3 Vehicles. There is a wall forecourt to the Property with a small concreted Patio and to the fore and side is a reasonable sized easily maintained 'L' shaped Lawned Garden together with Ornamental Stone areas to the rear.

3 Outside Electric Lights (1 sensor light). Outside Water Tap.

Services

Mains Water Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing. Wall and Loft insulation. Telephone, subject to British Telecom Regulations. Broadband connection.

Tenure

Freehold with vacant possession upon Completion.

Rights of Ways

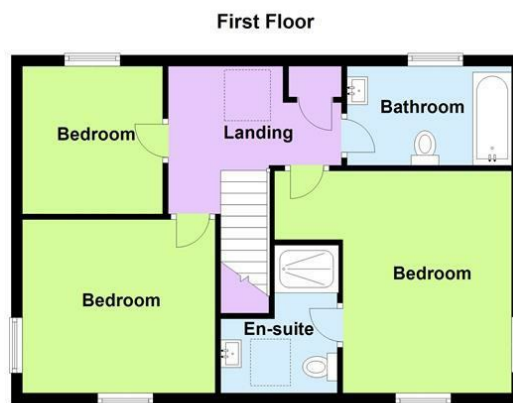
Vehicular and Pedestrian access rights of ways exist over the Ornamental Stone area at the fore of the property in favour of the next door property to the north, Ty Oriel.

Remarks

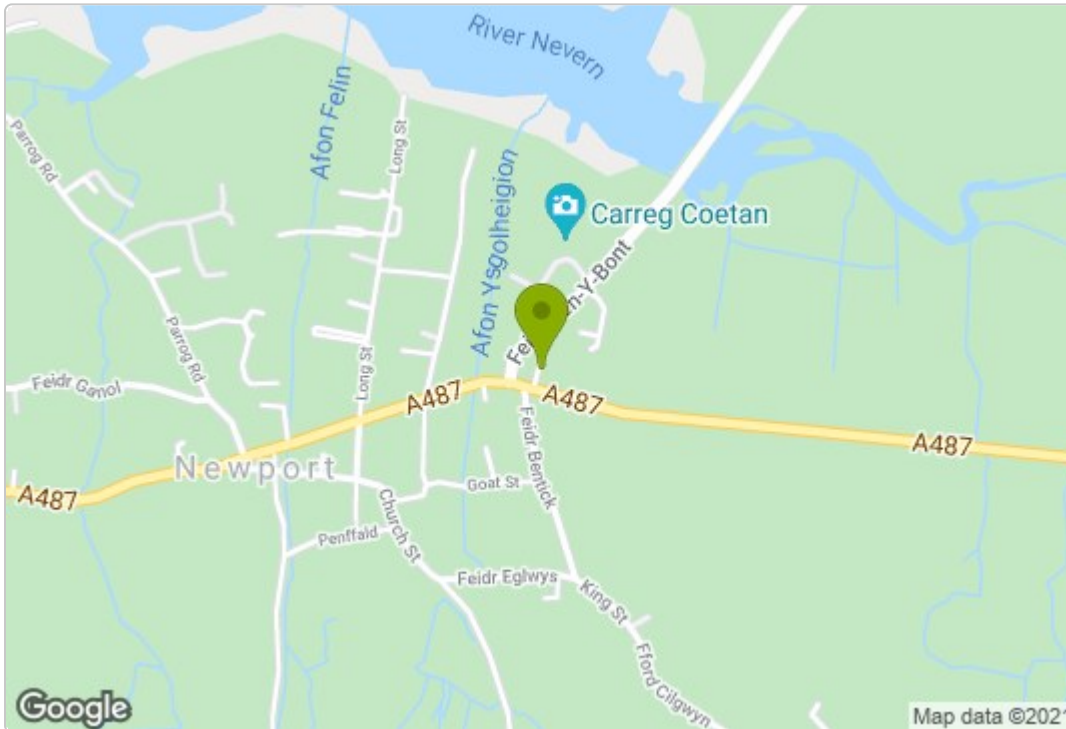
Curlew Cottage is a deceptively spacious Detached 2 storey modern Dwelling House which stands in a quiet location in this popular coastal town and being ideally

sited for Family, Retirement, Investment or for Holiday Letting purposes. The Property is in good decorative order throughout and has the benefit of Gas Central Heating, Double Glazing and both Wall and Loft insulation. In addition, it has a Garage as well as Off Road Parking for 2/3 Vehicles and easily maintained Gardens. It is currently utilised for holiday letting purposes, although it is equally well suited for Family or Retirement purposes. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

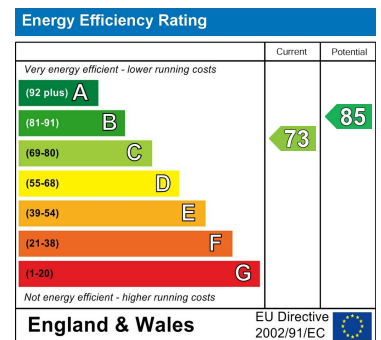
Floor Plan



Area Map



Energy Efficiency Graph



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