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Property & Estates



Penmorfa Newport, Pembrokeshire SA42 0SL

Offers in the region of £345,000

Penmorfa is a secluded and spacious 4 bedroom cottage in the popular beachside hamlet of Cwm yr Eglwys. The cottage and grounds are perched on the valley side thereby affording wonderful views over Cwm yr Eglwys, Fishguard and Newport Bay. A steep downhill walk of approximately 300 yards will take you to the sheltered, sandy beach of Cwm Yr Eglwys and the Pembrokeshire Coastal Path. The area is a gardeners delight, being sheltered and sunny.

Wild flowers, birds and butterflies take full advantage of these kind climatic conditions, therefore, the area is well known by nature lovers as a great place for birdwatching and botany.

Cwm yr Eglwys itself is steeped in history, with the remains of St Brynach's Church on the beachfront. The only remaining part of the church is the belfry and part of the west wall. This 12th century Celtic type church was destroyed in the great storm of October 1859, which also wrecked the Royal Charter and 113 other ships along the coast of Wales.

Fishguard with its ferry and rail links is close by, as is the popular seaside destination of Newport providing shops cafes, restaurants and cycle hire.

Storm Porch

Quarry tiled floored outdoor storm porch with light and wooden stable door.

Hallway

Carpeted with coat hooks, 15 paned glazed door into inner hallway.

Inner Hall

24' (max) x 6'7" (7.32m (max) x 2.01m)

Carpet flooring, electric storage heater, doorways into all rooms, loft access - loft houses hot water cylinder with immersion heater and is insulated.

Lounge/Dining Room

22'02"x 20'03" (6.76m x 6.17m)



15 pane glazed door into 'L' shaped lounge/dining room, carpet flooring, with 3 storage heaters, character beams, electric fire with wooden surround. In the lounge area are two uPVC double glazed leaded windows to side with majestic sea views over Cwm Yr Eglwys. In the dining room, uPVC French leaded doors lead out onto the rear patio area, with full length uPVC leaded windows on either side, letting light flood into the room.

Kitchen

17'10" max x 10'07" (5.44m max x 3.23m)



Vinyl flooring, range of beech effect base and wall units, stainless steel single drainer sink with mixer tap, tiled splashback, worktops with tiled splashbacks, space for fridge and freezer, uPVC double glazed window to side,. Storage heater. Integral electric oven with grill, integral ceramic hob and extractor hood.

Bedroom 1

14'8" x 9'4" (4.47m x 2.84m)



Carpet flooring, uPVC double glazed window to front taking in the fabulous sea views, vanity pedestal wash hand basin, tiled splashback, mirror with light over and electric razor point, feature real cast iron fireplace, storage heater.

Bedroom 2

11' x 9'3" (3.35m x 2.82m)



Carpet flooring, uPVC double glazed window to the front with fabulous views over Cwm Eglwys, storage heater.

Bedroom 3

11'6" x 9' (3.51m x 2.74m)



Carpet flooring, uPVC double glazed window to side, storage heater, built in storage cupboard, feature cast iron fireplace, 2 wall spotlights.

Bedroom 4

7'8" x 6'4" (2.34m x 1.93m)



Carpet flooring, uPVC double glazed window to side, storage heater, fitted single bed with storage under.

Family bathroom

7'11" x 5'11" (2.41m x 1.80m)

Vinyl floor covering, low level wc, pedestal wash hand basin with mirror, light and shaver point over, wood panelled bath, uPVC obscure window to side, half tiled walls and electric towel rail.

Shower room/Utility

8'05" x 5'5" (2.57m x 1.65m)

Vinyl flooring, uPVC double glazed window to side, Horstmann Economy 7 timer switch and controls, separate enclosed shower cubicle with Mira Sport electric shower and extractor fan, Respatex walls and glazed shower door. Fully tiled walls, space for washing machine, heated towel rail, low level wc and pedestal wash hand basin, electric shaver and light point.

Exterior



To the front of the property via gated access is a paved patio area with beautiful sea views over Cwm yr Eglwys and with views extending to Fishguard Bay and Newport Bay. The rear of the property which can be accessed by way of a doorway and pathway to a rear tiled enclosed patio, with ornamental metal railings and gate. Access to clothes line and large sloping wooded area. There is a gated entrance onto the roadway which would allow for vehicle or boat parking. There is a separate allotted car parking space in the car park near to the beach - approximately 200 yards away.

Views



The views from the property are stunning, with the ruins of St Brynach's church on the beachfront, and in the distance Fishguard and Newport Bays.



