



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D' Pembrokeshire County Council

ref: LG/AMS/11/25/OK/AMS/11/25.

FACEBOOK & TWITTER

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Bryn Rhedyn Lower St. Mary Street, Newport, Pembrokeshire, SA42 0TS

- Detached Bungalow
- Three Bedrooms
- Three Reception Rooms
- Popular Coastal Town
- Walking Distance To Amenities
- Two Bath/Shower Rooms
- Garden To The Rear
- Off Road Parking & Garage
- Gas Central Heating
- EPC Rating: D

Offers In The Region Of £525,000

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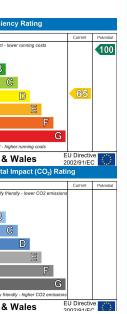
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PROTECTED



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The Agent that goes the Extra Mile





A charming detached bungalow located in the popular coastal village of Newport, just a short walk from the picturesque estuary, the Parrog, and the stunning coastal path. The town's shops, cafes, school and amenities are also within easy reach. Featuring three double bedrooms, three reception rooms, and a lovely rear garden, this delightful home is ideal for families.

The accommodation briefly comprises an entrance hallway, from which doors to the left open into a bedroom and a family bathroom, featuring both a separate bath and shower. Continuing down the hallway, you'll find the kitchen, equipped with matching wall and base units, which flows seamlessly into the dining area via sliding doors.

A rear hallway leads to an additional shower room and a sunroom, offering views of and direct access to the rear garden. The bungalow also boasts a living room with a built in fireplace and a gas fire, and patio doors leading out to the garden. In addition, there are two further double bedrooms, each with built-in storage cupboards.

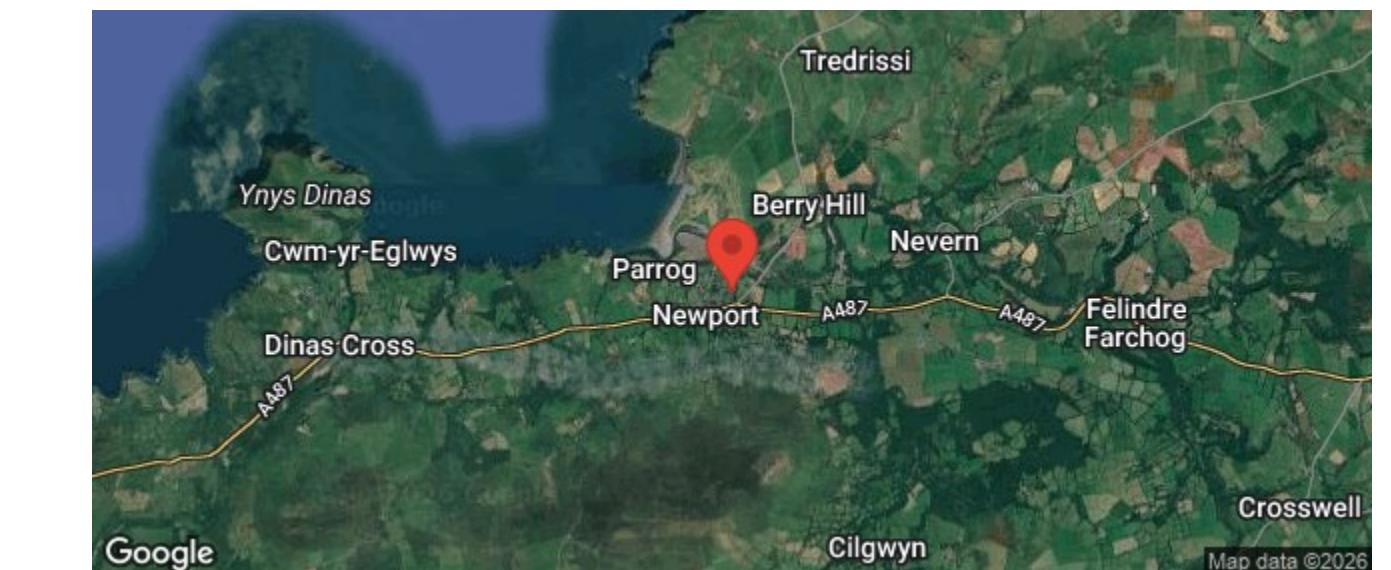
Externally, the property offers ample off-road parking for several vehicles, along with convenient access to the garage. Within the garage is a separate and useful utility area. The rear garden is accessible from both sides of the property and is predominantly laid to lawn, complemented by a variety of mature trees and shrubs, bordered to the back by a stream.

The medieval town of Newport is known as 'the jewel in the crown' of North Pembrokeshire - The Pembrokeshire Coastal Path runs through Newport's boundaries giving stunning views of Dinas Island, Morfa Head, Carningli Mountain and Newport Bay. The two largest beaches are Traeth Mawr (Big Beach, or Newport Sands) on the northern side of the Nevern Estuary, and The Parrog, ever popular with boat enthusiasts, on the south side. The Nevern Estuary is teeming with wildlife and birds. Carningli Mountain stands to the south of Newport, with standing stones, ancient forts and hut circles. The town also boasts a wide range of shops to cater for every need. There are also fine restaurants and several pubs, as well as a tourist information centre.



DIRECTIONS

From Cardigan head towards Newport on the A487. As you reach Newport you will see The Golden Lion on your right hand side, take the next right hand turn, follow the road to the end and the bungalow will be found on your right hand side denoted by our for sale board. What three words - [///ripples.peachy.framework](http://ripples.peachy.framework)



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.