

Floorplan

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 'C' Pembrokeshire

CONSTRUCTION: Please note this property is of Woolaway Construction

ref: LG/AMS/12/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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



Rhos-y-Mel Ffordd Bedd Morris, Newport, Pembrokeshire, SA42 0QZ

- Detached Bungalow
- Sea and Coastal Views
- Lounge & Dining Room
- Non Standard Construction
- Grounds of Approx 0.318 Acre
- Outskirts of Newport
- Three Bedrooms
- Bathroom & Shower Room
- LPG Central Heating
- EPC Rating: TBC

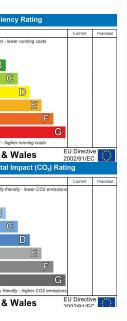
Offers In The Region Of £499,950

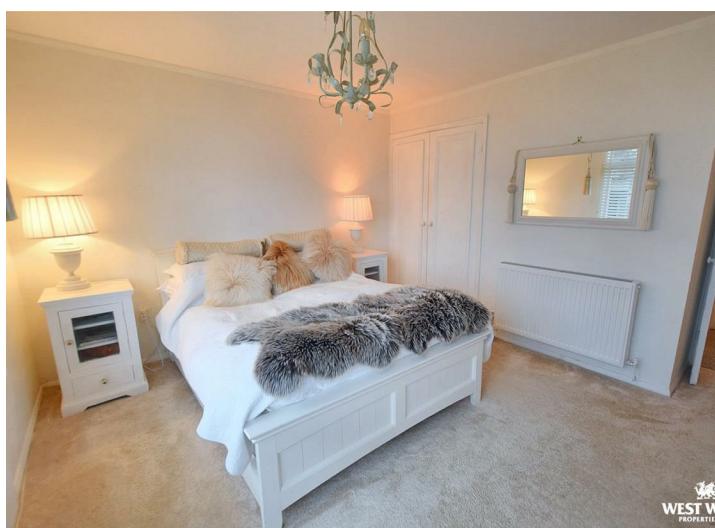
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The Agent that goes the Extra Mile





A detached bungalow situated in the popular coastal town of Newport within easy reach of the towns amenities. The property benefits from three double bedrooms, two reception rooms and is set on a plot of 0.32 acres. This would make a wonderful family home.

The accommodation is very well presented and briefly comprises, an entrance hallway with space for shoes and coats and two storage cupboards. The living room has a feature fireplace and sizeable windows with wonderful coastal views! From here there is a door into the dining room with half panelled walls and dual aspect windows. The kitchen benefits from fitted base units, with a useful storage cupboard and range cooker, and leads through to the utility room, with a fitted worktop, sink, space for appliances and stable door to the back of the property. Along the hallway there is a tastefully decorated shower room and a family bathroom. There are three double bedrooms, two of which benefit from sea views!

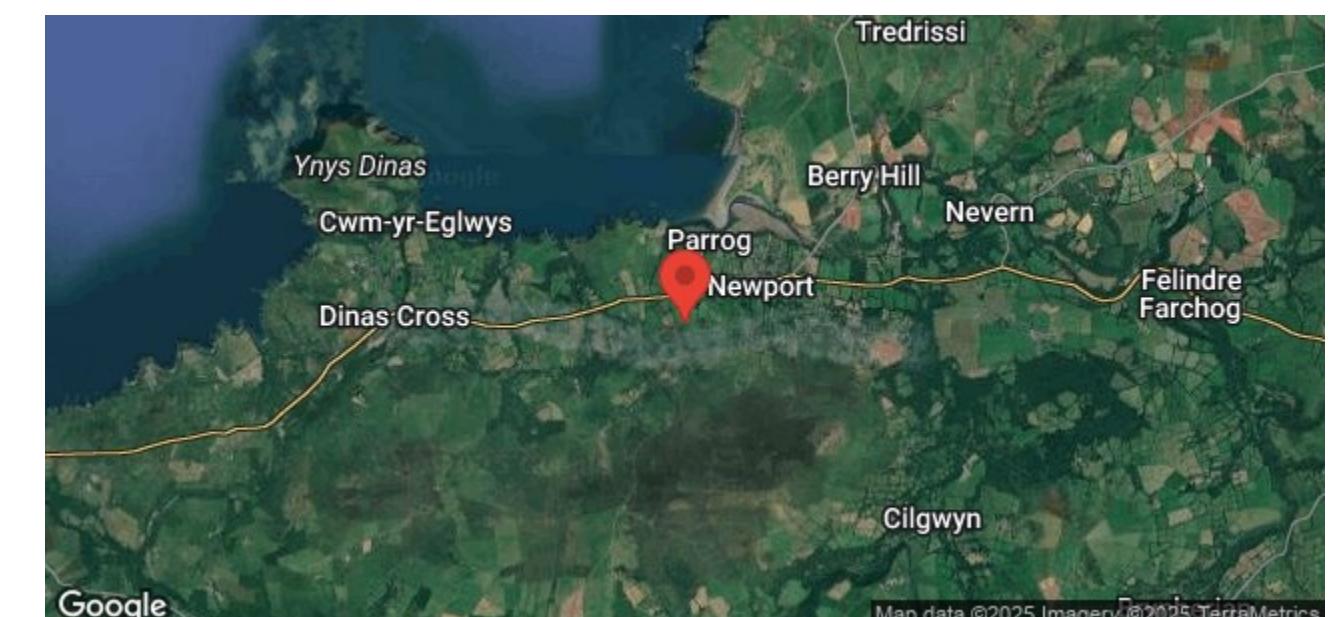
Externally, the grounds are enclosed with double gates from the road opening into the property and the low maintenance gravelled area for parking. Here there is a summer house with power and an outdoor shower. The rear of the property is laid mainly to lawn with a small swimming pool, a further summer house, and a utility / storage room. There is also a raised decking area, offering the best spot to sit and enjoy the coastal views, from the comfort of your own home!

The medieval town of Newport is known as 'the jewel in the crown' of North Pembrokeshire. 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 rises 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, street cafes and several pubs, as well as a tourist information centre.



DIRECTIONS

From Fishguard, take the A487 towards Cardigan, and follow the road through Dinas Cross to Newport. Just past the 30mph speed limit sign, turn right into Ffordd Bedd Morris and follow the road for 0.5 mile up the hill and over the cattle grid. Just as you see a fork in the road in front of you, you will find the property on the left hand side, on the corner of a lane (there is a sign saying Blaenffos Ingli on the corner). What 3 Words: <https://w3w.co/crackles.worksheet.forecast>



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