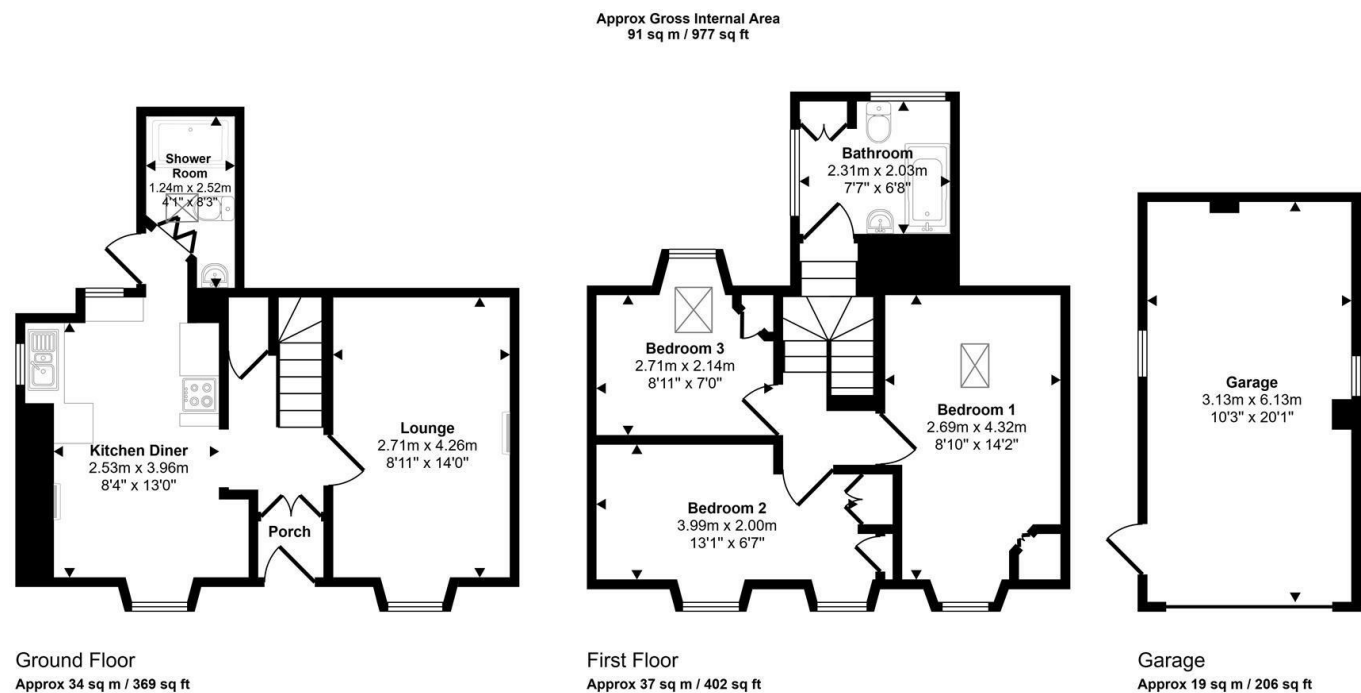




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

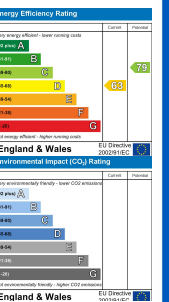


Gartavon Mill Lane, Newport, SA42 0PN

- Semi Detached Cottage
- Three Bedrooms
- Kitchen Diner, Lounge with Woodburner
- Bathroom & Shower Room
- Gas Central Heating
- Full of Character & Charm
- Popular Coastal Location
- Walking Distance To Shops & Amenities
- Rear Garden & Garage
- EPC Rating: D

Offers In The Region Of £395,000

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





A beautifully presented semi-detached cottage, ideally situated in the popular coastal town of Newport, within easy walking distance of the town centre and its wide range of amenities. Brimming with character and charm, the property showcases an array of original features. This delightful home would make a wonderful home or investment opportunity.

The property has been thoughtfully renovated and well maintained by the current owners. The accommodation briefly comprises an entrance hallway featuring decorative tiled flooring and double wooden doors with glass panels opening into the inner hallway. A wooden staircase rises to the first floor, while to the left opens into the open-plan kitchen and dining room. This room is fitted with a range of matching wall and base units and has a charming recessed fireplace housing a log effect gas stove. From the kitchen, a couple of steps lead to the ground floor shower room and provides access to the rear garden. A reception room, accessed from the hallway, offers a cosy and welcoming living space, complete with exposed beams and a log-burning stove. To the first floor, there are two well-proportioned double bedrooms and a single bedroom, all benefiting from built-in storage cupboards or wardrobes. The accommodation is completed by a family bathroom.

Externally, the rear garden can be accessed either via the side of the property or directly from the kitchen. Steps lead up to a garden that is predominantly laid to lawn and bordered by mature shrubs, creating a space ideal for relaxing or entertaining. Opposite the property, there is a detached garage with power and lighting, and a pull down ladder provides access to a useful storage area.

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 our office in Fishguard take the road to Newport as you enter the village continue through the town and take a right hand turn onto market street, continue to the end of the road and turn right. Continue along the road taking a left opposite the church onto Mill Lane. Gartavon will be found after a short distance on your right hand side. What Three Words Reference - [///photos.estuaries.rollers](https://photos.estuaries.rollers)



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