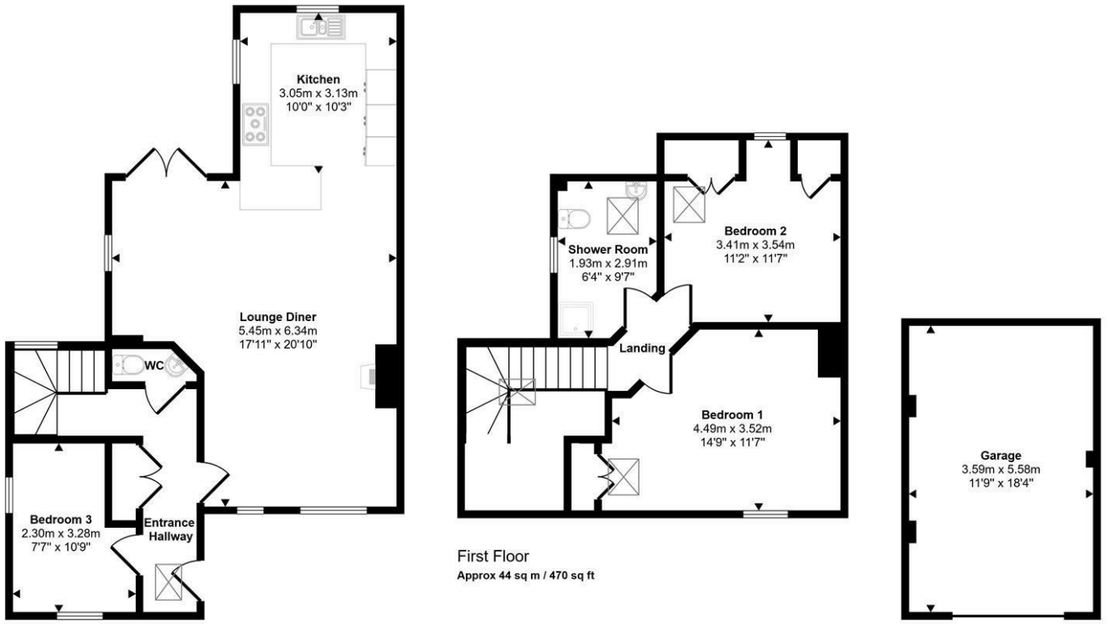
Approx Gross Internal Area
121 sq m / 1306 sq ft



Ground Floor
Approx 58 sq m / 620 sq ft

First Floor
Approx 44 sq m / 470 sq ft

Garage
Approx 20 sq m / 216 sq ft

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 'E' Pembrokeshire

ref:LW/AMS/03/26/OK

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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,

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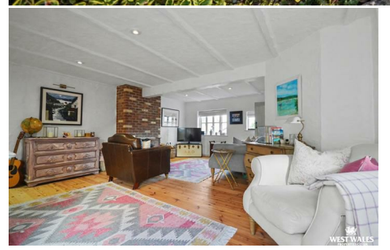
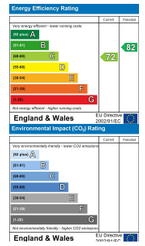


3 Feidr Eglwys, Newport, Pembrokeshire, SA42 0QA

- **Beautifully Presented**
- **Full of Character & Charm**
- **Two Double Bedrooms & One Single**
- **Garage to Rear**
- **Gas Central Heating**
- **Modern Kitchen & Bathroom**
- **Popular Coastal Location**
- **Walking Distance To Amenities**
- **Front Garden, Rear South Facing Garden**
- **EPC Rating: C**



Asking Price £399,000

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

naea | propertymark PROTECTED
The Property Ombudsman

41 High Street, Cardigan, Ceredigion, SA43 1JG
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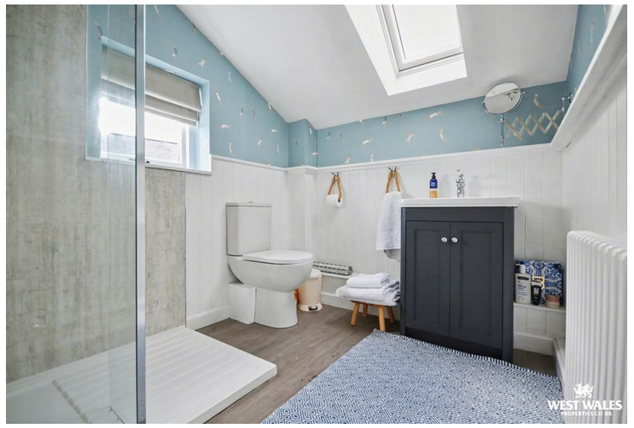

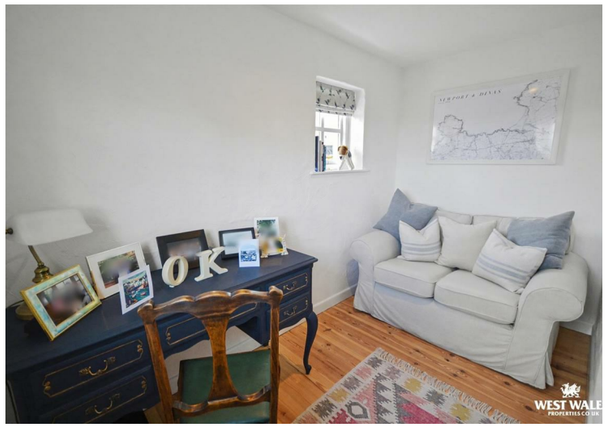

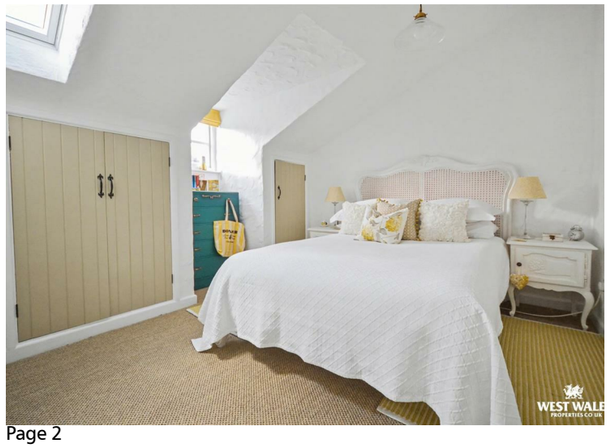

A charming character cottage located in the highly sought-after seaside town of Newport, just a short walk from local shops, restaurants, and the popular seasonal Monday Market. The beautiful coastline and The Parrog are only a stroll away.

This modern, character-style property was built in 1998 and has been thoughtfully renovated to a high standard by the current owners within the past three years. Features include exposed ceiling beams, wooden flooring, rustic brush finished plastering, traditional column radiators and traditional thumb-latch doors throughout. Viewing is highly recommended to fully appreciate all that this home has to offer.

The property is entered via a welcoming hallway, complete with a useful storage cupboard and a convenient understairs WC. To the right, a door opens into the open-plan living and kitchen area. The cosy living space is centred around a feature brick fireplace with a log-burning stove, creating a warm and inviting atmosphere, while a window overlooks the front garden with distant sea views.

The contemporary kitchen is fitted with matching wall and base units and includes integrated appliances such as a washing machine, wine cooler, fridge/freezer, and a double AEG oven. Additional features include open shelving, a breakfast bar, and an AEG electric hob with an attractive tiled splashback. Double glass sliding doors lead out to the rear garden, allowing plenty of natural light to fill the space. Completing the ground floor is a versatile single bedroom, ideal as a guest room or home office.

Stairs rise from the hallway to the first floor, where there are two beautifully presented double bedrooms, one of which enjoys distant sea views. The stylish shower room has been tastefully designed with a combination of wood panelling and decorative wallpaper.

Externally, the front of the property is accessed via steps leading to a low-maintenance gravel garden, with a paved pathway to the front door and a mature shrub border. The sunny, south-facing rear garden, accessed from the living/kitchen area, features a patio seating area—perfect for relaxing—as well as a lawn bordered by flower beds. A garage is located beyond the rear garden, providing useful storage or off-road parking.

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 take the first left onto Feidr Bentick. Continue along this road until you reach the junction, turn right continue along the road for a short distance and the property will be on your left hand side denoted by our For Sale Sign. What 3 Words Reference - ///openly.delay.cabbage

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