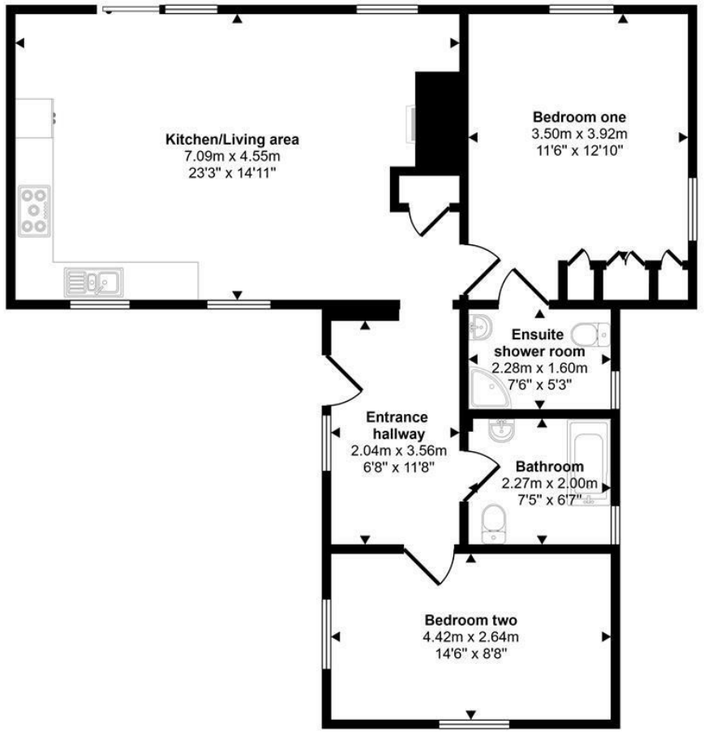
Approx Gross Internal Area
78 sq m / 844 sq ft



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 'E' Pembrokeshire

ref:LW/AMS/06/26/OK

FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

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

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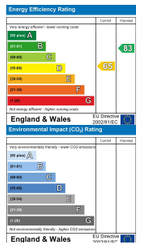
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Can-y-nant East Street, Newport, Pembrokeshire, SA42 0SY

- Detached Bungalow
- Two Double Bedrooms
- Popular Coastal Location
- Garden To Front & Rear
- Gas Central Heating
- Walking Distance of Amenities
- Open Plan Living, Kitchen & Dining Room
- Well Presented
- Off Road Parking
- EPC Rating: D



Offers In The Region Of £420,000

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The Agent that goes the Extra Mile

A well-presented detached bungalow ideally situated in the heart of Newport, within easy walking distance of local shops, cafes, the popular seasonal Monday market, and the Pembrokeshire coastline. Offering two double bedrooms, off-road parking, and an attractive rear garden, this property is perfectly suited to those seeking convenient single-storey living in a desirable location.

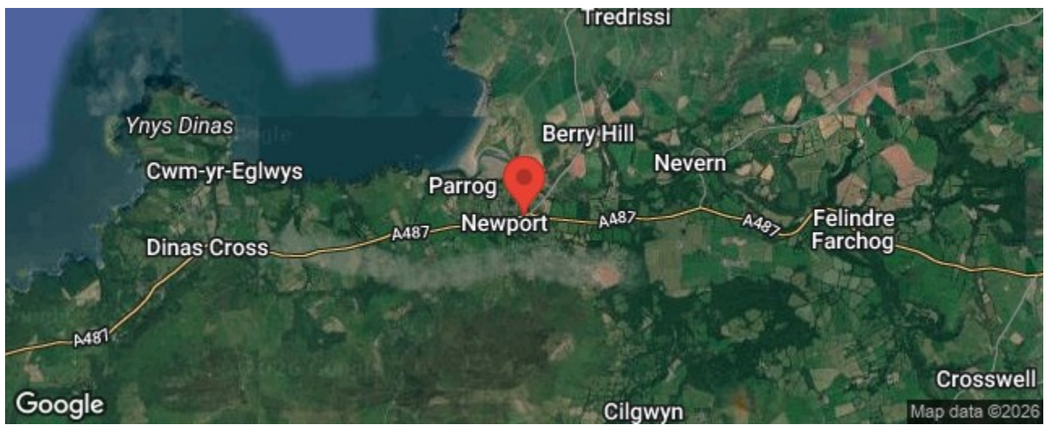
The accommodation briefly comprises an entrance hallway, which provides space for a desk or study area. To the left, a door opens into the open-plan living, dining, and kitchen area. This welcoming space features a cosy living area centred around a feature fire. The kitchen is fitted with a range of matching wall and base units and enjoys a pleasant outlook to the front of the property. Patio doors open directly onto the rear garden, allowing plenty of natural light to flow through the space. There is also ample room for a dining table. The kitchen further benefits from space and plumbing for a washing machine and tumble dryer. The property offers two double bedrooms, including a principal bedroom with the added benefit of an en-suite shower room. A family bathroom completes the internal accommodation.

Externally, the property benefits from off-road parking to the side. The front garden has a landscaped section with a variety of mature shrubs and plants, while a paved pathway leads to the entrance. The rear garden can be accessed from either side of the property and is low maintenance, featuring gravelled areas, a patio seating space, attractive stone walls, and a selection of mature planting. A charming summer house and dedicated seating area provide the perfect place to relax and enjoy the garden.

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 Cardigan head towards Newport on the A487. As you reach Newport you will see The Golden Lion on your right hand side, the property is opposite, denoted by our for sale board. What three words - ///scoring.snaps.lightens



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