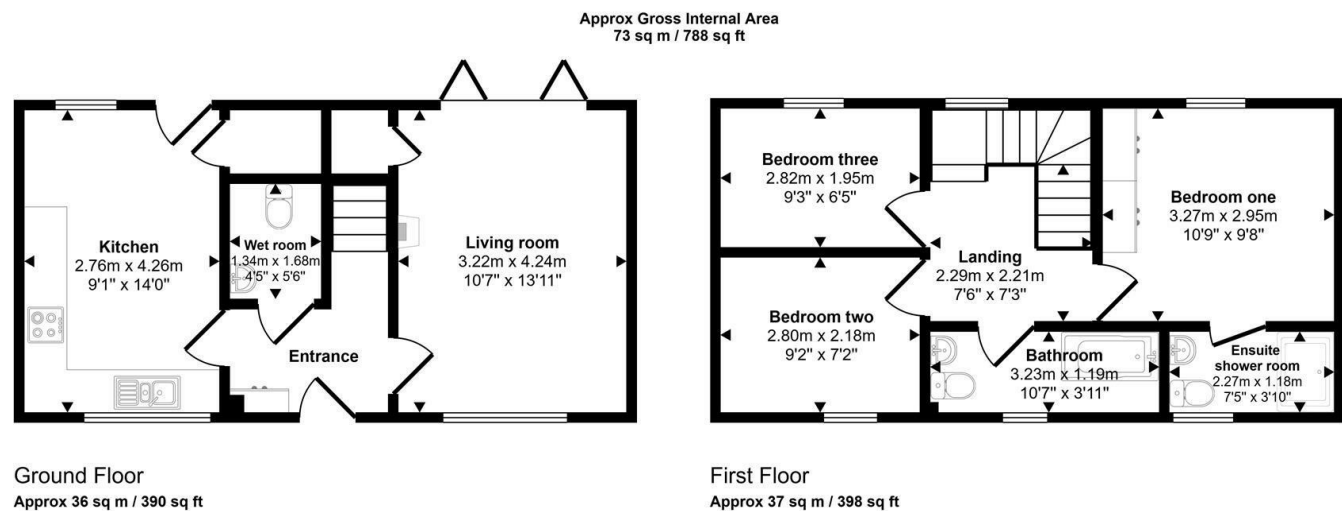




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

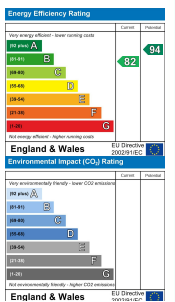


5 Will Phillips Yard, Newport, Pembrokeshire, SA42 0TW

- Mid Terrace Property
- Three Bedrooms
- Three Bathrooms
- Enclosed Rear Patio Garden
- Modern Accommodation
- Off-Road Parking for Two Cars
- Walking Distance to Amenities
- Popular Coastal Location
- Gas Central Heating, Underfloor Heating
- EPC Rating: B

Offers In The Region Of £350,000

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

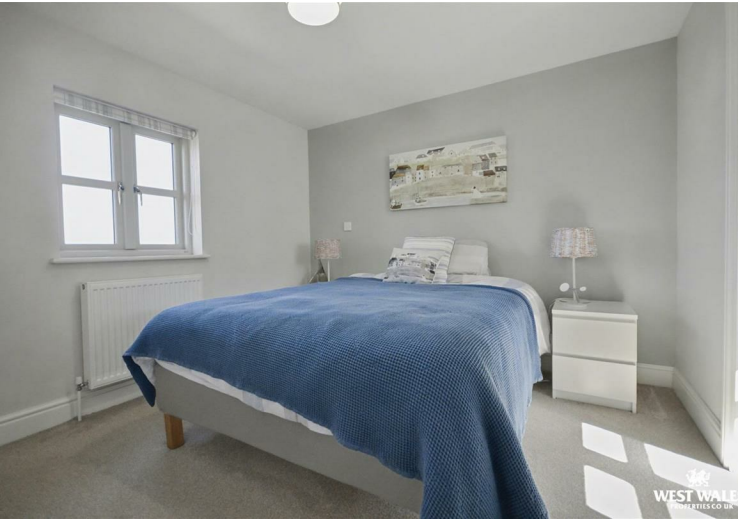




Built in 2016, this beautifully presented and modern mid-terrace home is located in the popular coastal town of Newport, just a short walk from local shops and amenities. This attractive property offers three double bedrooms, a low-maintenance patio garden to the rear, and convenient off-road parking for two cars.

The accommodation briefly comprises an entrance hallway with a door to the left leading into a modern fitted kitchen, featuring matching wall and base units and ample space for a dining table. There is also a useful cupboard housing the washing machine, along with a door providing access to the rear patio garden. The cosy living room benefits from a raised feature log-burning stove and bi-fold doors that seamlessly connect indoor and outdoor living. Completing the ground floor is a stylish tiled wet room with WC and wash basin.

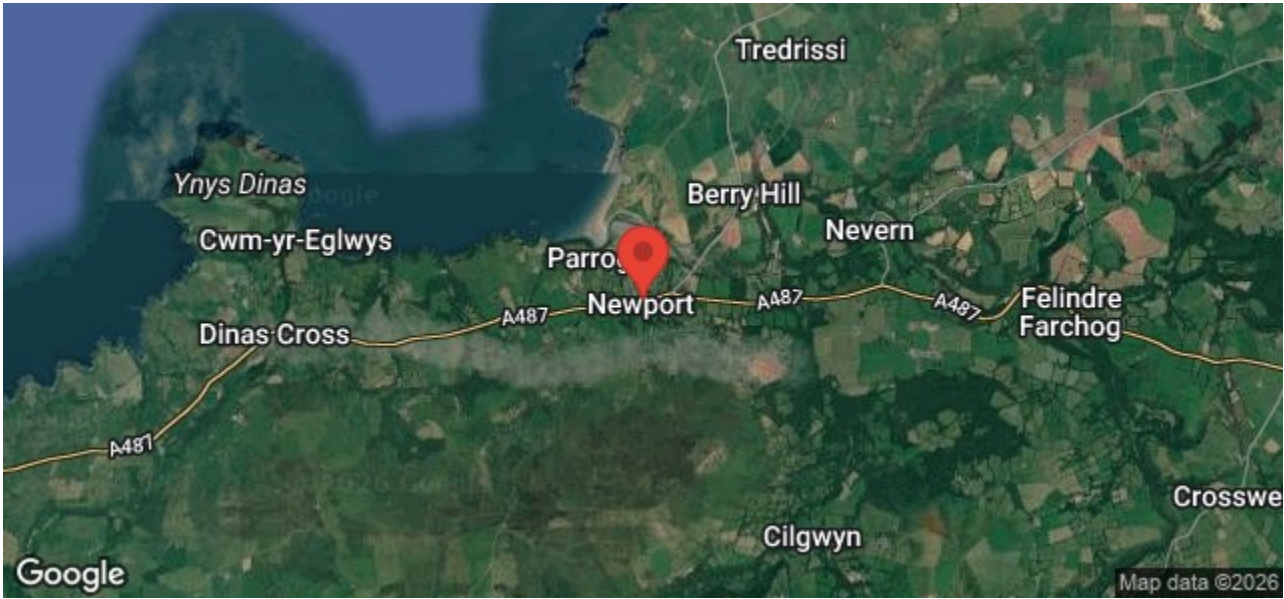
A staircase leads to the first floor, where there is a landing, a contemporary family bathroom, and three well-proportioned double bedrooms, one of which benefits from its own ensuite shower room. The vendor has advised that there is a loft area, that is boarded. Externally, to the front of the property, there is off-road parking for two vehicles along with a neatly presented frontage. The rear garden is fully enclosed and designed for low maintenance, featuring a patio seating area, gravelled sections, a wooden shed, and attractively arranged flower beds.



Newport is a picturesque town set within the Pembrokeshire Coast National Park, an area of outstanding natural beauty, between the towns of Fishguard and Cardigan. The town benefits from a variety of shops, post office, primary school, pubs, restaurants, cafes, and is very popular with sailing aficionados, having a thriving boat club. In addition, there is an 18 hole links golf course, and there are two horse-riding establishments close by. There are a wide range of sandy beaches and coves within easy reach, including Newport Sands, Poppit Sands, Pwllgwaelod and Cwm yr Eglwys.

DIRECTIONS

From Fishguard take the A487 to Newport. Continue through the town, and the entrance to Will Phillips Yard will be found on your left hand side just before the Royal Oak pub. What three words - ///fountain.rentals.playback



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