

NEW  
INSTRUCTION



## 4 Lle Bryony, Newport SA42 0RG

**£425,000**

Detached House  
3 bedroom 2 x Bath  
Popular Coastal Location  
EPC TBC

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**DESCRIPTION**

Lle Bryony at Parrog Road, Newport Pems is a small, exclusive development of four luxury homes only moments from the beach in this iconic Pembrokeshire village. Within the development there are two new homes and two home converted from the stone buildings which once were home to the Newport Potteries.

The properties have been designed to maximise space and light and with a focus on quality to provide a superior finish to these homes.

Plot 4 is a three bedroom detached home offering over 1,200sqft of living space arranged over two floors (with the living space on the first floor and bedrooms below to take advantage of the view). The kitchen will comprise of the following white goods: oven, hob, extractor fan, washer, dryer, 50/50 fridge freezer and a dishwasher. A square edged oak kitchen work surface to match the suit provided by Howdens. Stone effect floor tiles will be laid to the kitchen/dining area and bathrooms. Laminate wood effect flooring to living room. The properties benefit from gas fired central heating and double-glazing. The accommodation comprises:

**LIVING/DINING/KITCHEN**

9.45m x 5.55m (31'0" x 18'3")  
(max measurements)

**W.C.**

1.65m x 0.81m (5'5" x 2'8")

**MASTER BEDROOM**

4.2m x 3.2m (13'9" x 10'6")

**ENSUITE**

2m x 1.35m (6'7" x 4'5")

**BEDROOM TWO**

3.3m x 3.1m (10'10" x 10'2")

**BEDROOM THREE**

2.6m x 2.1m (8'6" x 6'11")

**BATHROOM**

2m x 1.9m (6'7" x 6'3")

**EXTERNALLY**

There are pretty gardens to front and rear and off street parking for two cars.

**VIEWING**

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

**FACEBOOK & TWITTER**

Follow us on twitter @JohnFrancisFGD or on facebook  
www.facebook.com/JohnFrancisEstateAgents

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

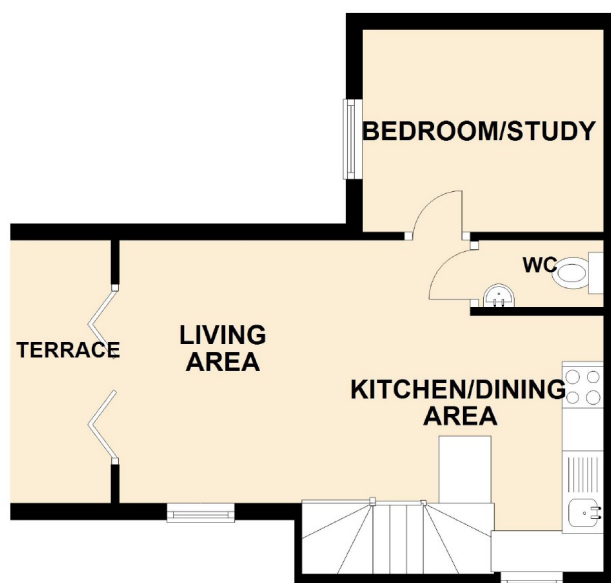
**DIRECTIONS**

From Fishguard, take the A487 towards Newport. When reaching the village, take the turning left onto the Parrog Road. Just a short distance along you will find the properties on the left hand side with the John Francis sale board.

## GROUND FLOOR



## FIRST FLOOR



Please Note:- This plan is for illustrative purposes only and is NOT scale  
Plan produced using PlanUp.

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**John.**  
**Francis**