

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: LG/AMS/04/23/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.

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

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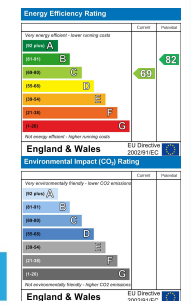


**Ty Hen Lower St. Marys Street, Newport, Pembrokeshire, SA42 0TS**

- NO CHAIN - Semi Detached House
- Three Double Bedrooms & One Single
- Sun Room
- Double Glazed
- Gas Central Heating
- Popular Coastal Location
- Two Bath/Shower Rooms
- Beautiful Rear Garden
- Garage Offering Parking
- EPC Rating: C

**Offers In The Region Of £475,000**

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**NO ONWARD CHAIN** - Situated in the centre of the popular coastal village of Newport just walking distance from the estuary the Parrog and coast path, the town and its amenities are right on your doorstep! This wonderful property would make an ideal family home or investment opportunity.

The accommodation briefly comprises on the ground floor, an entrance hallway with cloakroom/WC, a spacious living room with bay window and feature fireplace, patio doors lead to the sun room which overlooks the rear garden. There is a dining room and kitchen with matching wall and base units with door leading out to the rear of the property. The staircase leads to the first floor where there are two bath/shower rooms, three double bedrooms and single bedroom utilised by the current owners as a home office.

This property benefits from a garage which offers parking for one vehicle, and outdoor storage shed with lighting. Externally the garden can be accessed through the sun room, kitchen or via the side of the property. There is a patio area, and steps that lead to the lawn. The beautiful rear garden boasts a variety of shrubs, flower beds and a feature pond. This is the most perfect spot to sit, and enjoy the views of the garden and the countryside beyond.

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 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.



**Entrance Hallway**  
**Cloakroom/WC**  
**Living Area**  
**Sun Room**

**Dining Room**  
**Kitchen**  
**Bedroom One**  
**Bedroom Two**

**Bedroom Three**  
**Bedroom Four**  
**Bathroom**  
**Shower Room**

**DIRECTIONS**

From Cardigan head towards Newport on the A487. As you reach Newport you will see The Golden Lion on your right hand side, take the next right hand turn, follow the road and the property is on your left hand side as denoted by our for sale sign.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.