



Ty Capten, Fishguard Road, Newport, Pembrokeshire, SA42 0TY

Price Guide £695,000

- *A substantial late Victorian Semi Detached 4 storey Dwelling House together with a Detached Self Contained 2 Bedroom Cottage.
- *Ty Capten has 4/5 Reception, 5 Bedroom (4 with En Suite Shower Rooms) Kitchen and Bathroom accommodation benefitting from Gas Central Heating, partial uPVC Double Glazing and Roof/Loft Insulation.
- *Bwthyn Capten has 1 Reception, Kitchen, 2 Bedrooms and Bathroom accommodation benefitting from Gas Central Heating, Double Glazing and Roof/Loft Insulation.
- *Walled forecourt and a sizeable private rear Lawned Garden with Mature Trees, Flowering Shrubs, Rhododendrons, Magnolias, Camellias, Fig, Walnut, Hazel, Cob and Apple Trees.
- *Gravelled drive and hardstanding allowing for Ample Vehicle Parking and Turning Space.
- *Workshop, Garden Shed, Utility Shed and a Covered Barbeque Area with an adjacent Log/Tool Shed.
- *Delightful Sea Views over Newport Bay to Morfa Head can be enjoyed from the First and Second Floor accommodation.
- *Ideal Family Home with income potential, whilst Bwthyn Capten is ideally suited for elderly dependants or for letting purposes.
- *Early inspection strongly advised. Realistic Price Guide. Ty Capten EPC Rating D. Bwthyn Capten EPC Rating E.

Situation

Ty Capten stands inset off the Main A487 Fishguard to Cardigan road on the western fringes of the town.

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Tourist Information Centre, a Health Centre and Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr Bay, Poppit Sands, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK. There is also a regular Bus Service along the Main A487 Road west to Fishguard, south to Haverfordwest and north east to Cardigan and Aberaeron.

Ty Capten is situated within 600 yards or so of Newport Town Centre and the shops at Market Street.

Directions

From Fishguard, take the Main A487 road east for some 7 miles and on entering the town of Newport proceed past the turning on the left for Maes y Cnwce and a 150 yards or so further on Ty Capten is situated on the left hand side of the road.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport, proceed through the town, passing the Memorial Hall on your right and a 200 yards or so further on, Ty Capten is the second Semi Detached house on the right.

Description

Ty Capten comprises a substantial Semi Detached 4 storey residence of mainly solid stone construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

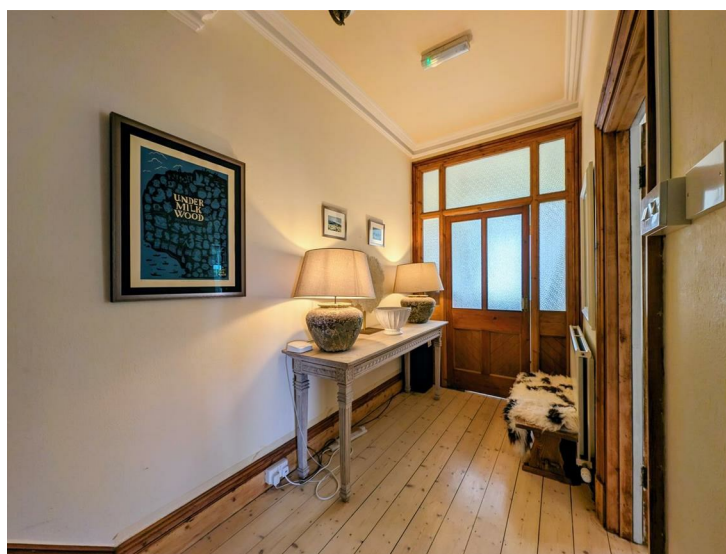
Portico

With a half glazed (etched glass) door to:-

Porch

With fitted carpet, electricity meter and consumer unit, attractive cornice, ceiling light and a half glazed pitch pine door to:-

Hall



19'5" x 5'11" maximum (5.92m x 1.80m maximum)

With pine floorboards, pitch pine staircase to First Floor, 2 power points. double panelled radiator, attractive cornice, ceiling light and an emergency light, mains smoke detector (not tested) and doors to Dining Room and:-

Sitting Room



14'3" x 13'6" (plus bay 7'3" x 5'0") (4.34m x 4.11m (plus bay 2.21m x 1.52m))

With pine floorboards, tile fireplace housing a Charnwood multifuel stove, attractive cornice, picture rail, ceiling light and 2 wall lights, double panelled radiator, TV point and 6 power points.

Dining Room



14'6" x 13'6" (4.42m x 4.11m)

With cast iron feature fireplace, pine floorboards, 2 single glazed windows with Venetian blinds (one to Side Entrance Porch), mains smoke detector (not tested) covered ceiling, ceiling light, picture rail, built in cupboard, double panelled radiator, TV point and 6 power points.

Side Entrance Hall



With a tiled floor, coat hooks, ceiling light, door to staircase leading to Lower Ground Floor, built in storage cupboard, Honeywell central heating thermostat control, mains smoke detector (not tested) and door Breakfast Room and:-

Side Entrance Porch

With single glazed windows and a half glazed door to exterior.

Breakfast Room



11'0" x 11'0" (3.35m x 3.35m)

With quarry tile floor, single glazed window with shutters, 2 double panelled radiators, 2 radiators, 3 power points, telephone point and archway to:-

Kitchen



13'7" x 11'3" (4.14m x 3.43m)

With quarry tile floor, range of Oak fitted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, 6 downlighters, 2 cooker boxes, 7 power points, built in Leisure electric Double Oven, Baumatic 4 ring ceramic Cooker Hob, Bosch Cooker Hood, uPVC double glazed window with roller blind, Worcester freestanding Gas Combination Boiler (heating domestic hot water and firing central heating), tiled fireplace recess suitable for a Rayburn Range or the like, wall shelves, part tile surround, mains smoke detector and door to:-

Rear Hall/Utility Room



With quarry tile floor, Oak (half glazed) door to exterior, plumbing for automatic washing machine, single glazed window, cooker box, 3 power points, 2 ceiling lights, coat hooks and an Oak door to Bwthyn Capten.

Lower Ground Floor

(approached via a stone and slate staircase with a pine hand rail from the Hall or via an external staircase which lies adjacent to the western gable end of the Property). Accommodation includes:-

Sitting/Store Room

19'7" x 12'9" (5.97m x 3.89m)

(plus window recess 6'9" x 4'3") With single glazed window, double panelled radiator, wall shelves, 8 power points, TV point and 3 ceiling lights.

Games Room



17'0" x 13'0" (5.18m x 3.96m)

(plus window recess) With a laminate wood floor, strip light, double panelled radiator, stair to Ground Floor Hall, 4 power points, door to Yard with stair leading to the gravelled drive and parking area.

N.B. With the provision of a Bath/Shower Room and Kitchenette, the Lower Ground Floor would be suitable as a Self Contained Basement Flat for a teenager, elderly dependant or even for letting purposes.

A pitch pine staircase from the Ground Floor Hall gives access to a:-

Split Level Three Quarter Landing

With stairs to Bedroom 3 and:-

First Floor

Main Landing

With fitted carpet, pitch pine staircase to Second Floor, mains smoke detector (not tested) radiator, emergency light, 2 power points and a door to:-

Bedroom 1



14'6" x 13'6" plus bay 7'3" x 5'0" (4.42m x 4.11m plus bay 2.21m x 1.52m)
With 2 single glazed windows, pine floorboards, 6 power points, TV point, attractive cornice, ceiling light, mains smoke detector (not tested) and a double panelled radiator.

Shower Room



9'3" x 5'11" (2.82m x 1.80m)
With vinyl floor covering, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, shaver light/point, half tiled walls, single glazed sash window, radiator, ceiling light, extractor fan, toothbrush holder, towel rail and a wall mirror.

Bedroom 2



14'6" x 13'6" (4.42m x 4.11m)
('L' shaped) With pine floorboards, double panelled radiator, TV points, 4 power points, feature fireplace, 2 single glazed windows affording superb Coastal Sea Views over Newport Bay to Morfa Head, coved ceiling, ceiling light, built in wardrobe and door to:-

En Suite Shower Room

With suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, vinyl floor covering, ceiling light, wall mirror, shaver light/point, chrome electrically heated towel rail/radiator and an extractor fan.

Accessed from the Three Quarter Landing at the rear is :-

Bedroom 3



13'3" x 11'9" maximum (4.04m x 3.58m maximum)
(accessed off the Quarter Landing) With pine floorboards, 2 single glazed windows (affording Coastal Sea Views over Newport Bay to Morfa Head), attractive cornice, double panelled radiator, TV point, 6 power points, feature cast iron and tile fireplace, tiled Shower Cubicle with a thermostatic shower and a glazed shower door and an extractor fan and door to:-

Separate WC

With half tiled walls, single glazed sash window with roller blind, ceiling light, wall mirror, vinyl floor covering, shaver light/point and suite of Wash Hand Basin and WC.

A staircase from the First Floor Landing gives access to a:-

Half Landing

With fitted carpet, stair to Second Floor Landing, skylight over stairwell and stair to:-

Bathroom



14'0" x 7'0" (4.27m x 2.13m)

With pine floorboards, Avocado suite of Bath, Wash Hand Basin and WC, shaver light/point, part tile surround, radiator, access to undereaves storage space, 2 ceiling lights, vinyl floor covering, toilet roll holder and a single glazed sash window with roller blind (affording Coastal Sea views over Newport Bay to Morfa Head).

Second Floor

Landing



With fitted carpet, emergency light, mains smoke detector (not tested), telephone point and access to an Insulated Loft.

Bedroom 4



30'9" x 14'6" maximum (9.37m x 4.42m maximum)

With pine floorboards, radiator, single glazed dormer window to fore with roller blind as well as a uPVC double glazed dormer window to rear with roller blind (affording superb coastal sea views over Newport Bay to Morfa Head), feature cast iron fireplace, TV point, 6 power points, 7 downlighters and door to:-

En Suite Shower Room



With white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Mira Thermostatic power shower with a downlighter/extractor fan over, shaver light/point, fully tiled walls and a downlighter.

Bedroom 5



8'0" x 8'0" (2.44m x 2.44m)

With pine floorboards, skylight window, radiator, 2 power points, ceiling light, clothes hanging pegs and shelf and access to undereaves storage space.

Adjoining Ty Capten and linked via a pedestrian door from the Utility Room is:-

Bwthyn Capten

Bwthyn Capten comprises a Detached 2 storey Cottage of mainly solid stone construction with part stone faced and mainly rendered and coloured elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

Oak Entrance Door to:-

Living Room



17'0" x 15'0" (5.18m x 4.57m)

With a slate floor, exposed 'A' frames, 2 cast iron radiators, 2 Velux windows, a Clearview multifuel stove on a slate hearth, 2 ceiling lights, wall light, 4 ceiling spotlights, single glazed window with window seat and shutters, single glazed window to rear and half glazed door to rear Patio and Garden, single glazed window with shutters, TV point, 6 power points, two steps lead to an Oak door to Bedroom 1, opening to Kitchen and Oak door to:-

Hall/Utility/Store Room

6'10" x 4'5" maximum (2.08m x 1.35m maximum)

With a slate floor, alcove with shelves, single glazed window with roller blind, wall cupboard and quarry tile steps with Oak door to Utility Room of Ty Capten.

Kitchen



10'3" x 9'0" (3.12m x 2.74m)

With Belfast sink, solid wood worktops with storage space below, uPVC double glazed window with roller blind, slate floor with underfloor heating, Upnor central heating thermostat control, Honeywell central heating timeswitch, part tile surround, cooker box, 5 power points, 4 ceiling spotlight, Rangemaster 4 ring electric Cooker with Electric Oven and Grill, Bosch refrigerator, Indesit dishwasher, slate stair to First Floor and Oak door to:-

Bathroom



With slate floor with underfloor heating, alcove with shelves, white suite of Roll Top/Slipper Bath, Wash Hand Basin and WC, part tile surround, natural stone wall, shaving mirror, shaver light/point, soap dish, Upnor central heating thermostat control, ceiling light, towel rail/shelf, tile splashback, slate shelf and an extractor fan.

Bedroom 1



14'4" x 10'0" (4.37m x 3.05m)

With a slate floor, double panelled radiator, uPVC double glazed french doors to a large raised composite decked Patio and Lawned Garden, open beam ceiling, natural stone wall, 4 no ceiling spotlight and a 2 ceiling spotlight, built in wall safe, wall shelves, clothes hanging rail and 6 power points.

A slate staircase from the Kitchen gives access to the:-

First Floor

Bedroom 2



13'0" x 11'0" (3.96m x 3.35m)

With pine floorboards, uPVC double glazed gable window (affording coastal sea views to Newport Bay and Morfa Head), Velux window (affording Sea Views), 5 ceiling spotlight, a display shelf, radiator and 4 power points.

Above the Kitchen and accessed via a wooden ladder from the Living Room is a:-

Crog Loft



11'0" x 10'3" (3.35m x 3.12m)

(approximate measurement) which has a mains smoke detector, ceiling light, 2 power points, carbon monoxide alarm and a wall mounted Worcester Gas Combination Boiler (heating domestic hot water and firing central heating).

Adjoining Bwthyn Capten on the western gable end is a:-

Utility Shed

4'10" x 3'5" (1.47m x 1.04m)

Of brick construction with a composition slate roof. It has plumbing for an automatic washing machine, cold water tap, single glazed window, electric light and 2 power points.

Directly to the fore of Bwthyn Capten is a concreted patio area and to the rear is a slate paved patio and a large composite decked patio area with a Hot Tub and steps leading down to a good sized enclosed and private Lawned Garden with Flowering Shrubs, 2 Yucca's/Palm Trees, Rhododendrons and a Fig Tree.

There is a wall forecourt to Ty Capten and to the side is a large gravelled/ornamental stone drive leading to a hardstanding area which allows for ample Vehicle Parking and Turning Space. There is a concreted Patio Area adjacent to Ty Capten and Bwthyn Capten and within 20 feet or so is a covered Barbeque area with a slate floor and a small Log/Store Shed. A pathway leads down to a good sized established lower garden which includes Lawned Areas, Flowering Shrubs, Walnut, Hazel and Cob Trees, Apple and Damson Trees, Magnolias and Camellias and several Palm Trees and a Tree Fern. Within the Lower Garden is a Paved Patio/Barbeque area and a range of buildings including a:-

Timber Garden Shed

10'0" x 6'0" (3.05m x 1.83m)

And a:-

Workshop/Garden Shed

12'0" x 10'0" (3.66m x 3.05m)

Outside Electric Lights and Outside Water Taps. 2 Outside Power Points.

The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

Services

Both Ty Capten and Bwthyn Capten have Mains Water, Electricity, Gas and Drainage connected.

Ty Capten has Gas Central Heating. Partial Double Glazing and Loft/Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Bwthyn Capten has Gas Central Heating. Partial uPVC Double Glazing and Partial Single Glazing, Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

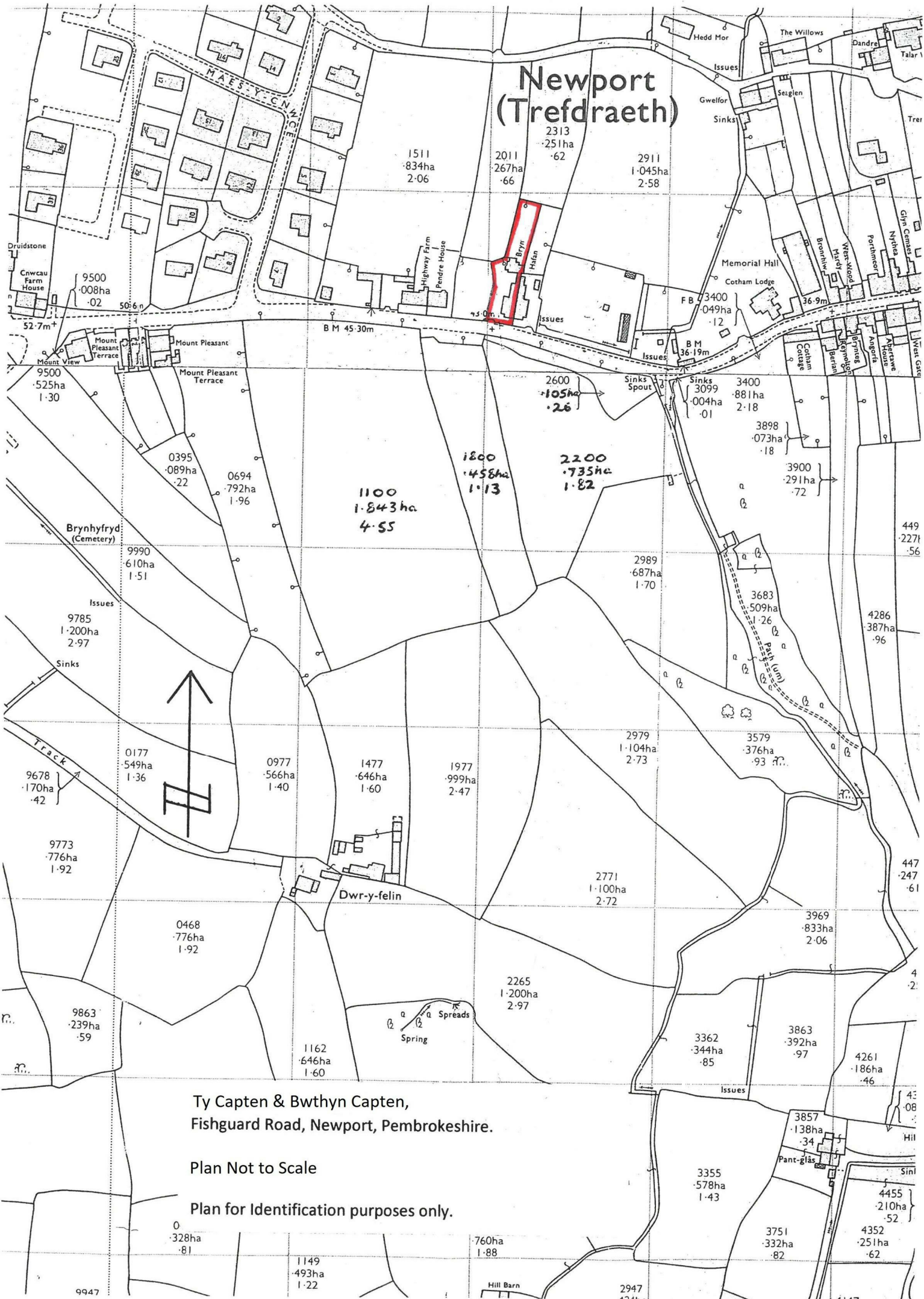
Tenure

The entire Property is of Freehold with Vacant Possession upon Completion.

Remarks

Ty Capten is a substantial, 4 storey Semi Detached late Victorian residence which stands in this popular Market Town within half a mile or so of the Pembrokeshire Coastline at The Parrog. Ty Capten is ideal as a large Family Home which has income potential either for Bed and Breakfast, Air BnB, Holiday or Permanent Letting. In addition, there is Bwthyn Capten which is a self contained 2 Bedroom Cottage which is ideally suited for Holiday or Permanent Letting, Teenagers, an Elderly Dependant or the like. In addition, the Property has ample Off Road Vehicle Parking and Turning Space together with a good sized Private rear Garden with Lawned Areas, Paved and Slate Paved Patios, a large Composite Timber Decked Patio with Hot Tub, Flowering Shrubs, Mature Trees and Fruit Trees. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised in order to appreciate the full extent of Accommodation, Location, Gardens and Grounds and also the superb Coastal Sea Views that the Property enjoys, primarily from the First and Second Floor Accommodation. Realistic Price Guide.

Newport (Trefdraeth)



Ty Capten & Bwthyn Capten,
Fishguard Road, Newport, Pembrokeshire.

Plan Not to Scale

Plan for Identification purposes only.

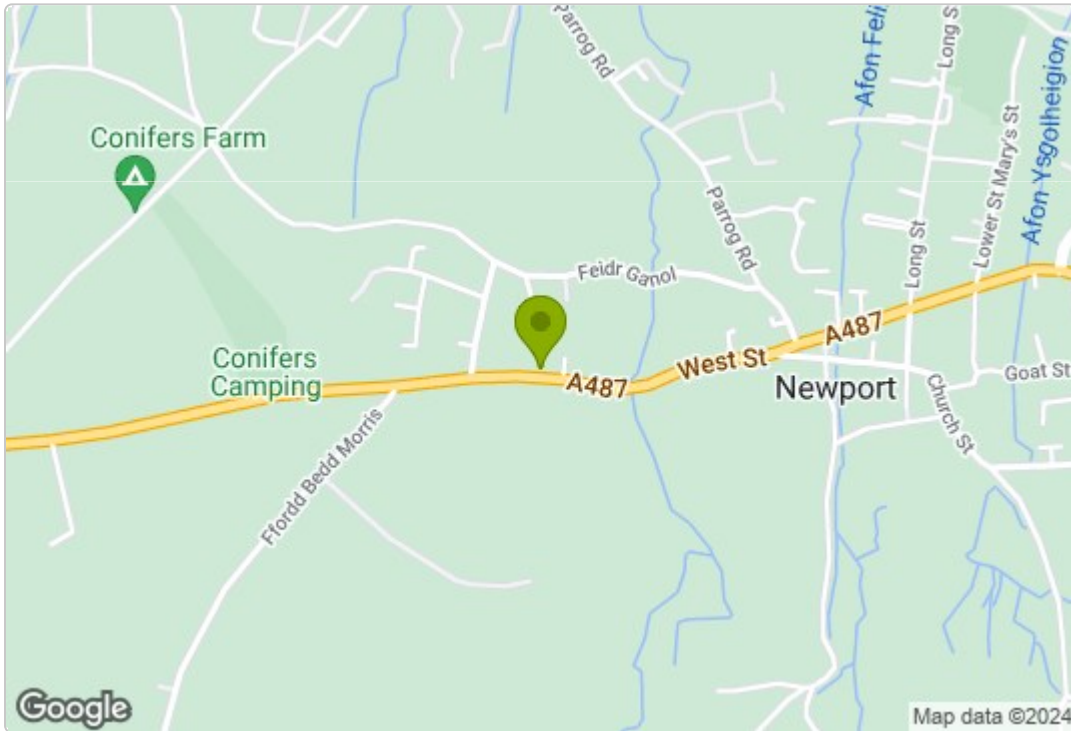


Floor Plan

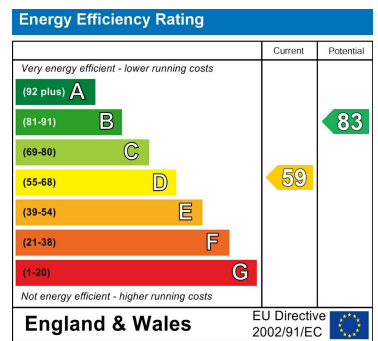


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Council Tax Band - Exempt

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com