



**Y Tyddyn Fishguard Road, Newport, Pembrokeshire, SA42 0UB**

**Price Guide £379,950**

- \* A deceptively spacious Semi Detached (linked by Garage) 2 storey Private Residence.
- \* Comfortable 2 Reception, Kitchen/Breakfast, 3 Bedroom and 2 Bath/Shower Room Accommodation.
  - \* Gas fired Central Heating, Double Glazing and Roof Insulation.
- \* Small Lawned Garden to fore and good sized split level Presscrete Concreted Patio areas.
  - \* Off Road Vehicle Parking adjacent to front and side elevations.
- \* Coastal Sea views can be enjoyed from the Property over Newport Bay to Morfa Head.
- \* Inspection essential. Ideal for Family, Retirement, Investment or Holiday Letting. EPC 'D'

## SITUATION

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, Take-Away's, a Library, Art Galleries, a Tourist Information Centre, Repair Garage, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog is within three quarters of 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, provides 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 a good Shopping Centre together with a wide range of amenities and facilities which briefly include 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. Y Tyddyn is situated on the western fringes of the Town and stands inset off the Main A487 Fishguard to Cardigan Road and is within a half a mile or so of Newport Town Centre and the Shops at Market Street.

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## Directions

From Fishguard, take the Main A487 Road East for some 7

miles and on entering the Town of Newport, Y Tyddyn is the second Property on the left as you enter the Town. A "For Sale" Board is erected on site.

Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles and proceed through the Town of Newport and on leaving the Town, Y Tyddyn is the last but one Property on the right. A "For Sale" Board is erected on site.

What3Words - [///newlyweds.crop.passes](https://www.what3words.com/newlyweds.crop.passes)

## Description

Y Tyddyn comprises a Semi Detached (linked by Garage) 2 storey Residence of predominantly solid stone construction with part natural stone faced elevations and mainly rendered and whitened elevations under a pitched interlocking concrete tile roof. There is an extension to the rear of the Property of cavity concrete block construction with a flat roof. Accommodation is as follows:-

### Ground Floor

#### Porch/Conservatory



8'3" x 6'7" (2.54 x 2.03)

Being uPVC Double Glazed with a Presscrete coloured concrete floor, shoe cupboard, 1 power point, Oak Hardwood Stable Door to Hall and door to:-

#### Inner Hall

7'3" x 4'0" (2.21m x 1.22m)

With fitted carpet, radiator, natural stone wall, 1 power point, ceiling light, Mains Smoke Detector (not tested) and doors to Bathroom and:-



## Bedroom 1



13'8" x 10'11" (4.19 x 3.35)

With fitted carpet, 2 radiators, 2 uPVC double glazed windows, natural stone wall, built in Cupboard with shelves, built in Double Wardrobe with hanging rail and shelves, 2 ceiling lights, TV point, telephone point and 8 power points.

## Bathroom



6'7" x 6'7" (2.03 x 2.03)

With ceramic tile floor, fully tiled walls, white suite of WC, Wash Hand Basin and a panelled Bath with a chrome Thermostatic Shower over Bath, glazed shower screen, extractor fan, alcove with wall mirror, shaver light/point, 3 ceiling spotlight, chrome heated towel rail/radiator, shelf and a toilet roll holder.

## Reception Hall



6'11" x 6'0" (2.13 x 1.83)

With terrazzo tile floor, Pine open tread staircase to First Floor, coat hooks, ceiling light and steps leading down to an:-

## Inner Hall



With fitted carpet, double panelled radiator, 2 power points, 2 ceiling spotlights, open beam ceiling, built in Airing Cupboard with a pressurised hot water cylinder and immersion heater, coat hooks, hanging rail, electricity consumer unit and a central heating timeswitch.

### Bedroom 2



16'6" x 11'5" (5.03 x 3.48)

With fitted carpet, 2 double glazed windows, open beam ceiling, built in double wardrobe, double panelled radiator, ceiling light and 2 wall lights and 6 power points.

### Bedroom 3



15'5" x 11'8" (4.72 x 3.56)

With fitted carpet, open beam ceiling, 2 wall lights, double glazed window, telephone point, double panelled radiator, 5 power points, wall shelves, built in Airing/Linen Cupboard with shelves and a Boiler Cupboard housing a Worcester wall mounted Gas Boiler (heating Domestic Hot Water and firing Central Heating).

### Shower Room



12'0" x 4'9" (3.66 x 1.45)

With a Porcelain tile floor, painted tongue and groove clad walls, white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Mira Sport Electric Shower, double glazed window with roller blind, Manrose Extractor fan, toilet roll holder, glass splashback, shaver point, 2 wall lights, chrome heated towel rail/radiator, toilet roll holder and 2 robe/towel hooks.

### First Floor

#### Landing



6'8" x 3'6" (2.03m x 1.07m)

With Oak floorboards and glazed door to:-



## Dining Room



17'0" x 14'1" (5.18m x 4.29m)

With Oak floorboards, 2 double glazed windows, open beam ceiling, 5 power points, alcoves with shelves, double panelled radiator, telephone point, central heating thermostat control, natural stone wall, 2 No 3 ceiling spotlights, built in Cloaks Cupboard and a short flight of stairs to both Inner Landing and Kitchen/Breakfast Room and door to:-

## Sitting Room



16'11" x 15'5" (5.18 x 4.72)

With Oak floorboards, 4 double glazed windows (2 of which afford Coastal Sea views over Newport Bay to Morfa Head), 2 double panelled radiators, 3 alcoves with shelves, 2 No. 3 ceiling spotlights, Dean Dunston built in Woodburning Stove on a raised Slate hearth, natural stone wall, 2 wall spotlights, 4 lamp points, TV point and 5 power points.

## Kitchen/Breakfast Room



15'8" x 12'0" (4.80 x 3.66)

With a laminate Oak floor, uPVC double glazed window, range of floor and wall cupboards, Belfast sink with hot and cold, Hotpoint slot-in Cooker with 4 ring Ceramic Hob, Grill and Oven, Cooker Hood (externally vented), concealed worktop lighting, plumbing for dishwasher, Cooker Box, 9 power points, 3 ceiling spotlights, painted tongue and groove clad walls, Oak doors to Inner Landing and :-

## Walk in Pantry/Larder

6'3" x 4'0" (1.93 x 1.22)

With Oak laminated floor, wall shelves, ceiling light, 2 power points and plumbing for a washing machine.

## Inner Landing

5'0" x 4'9" (1.52m x 1.45m)

With fitted carpet, ceiling spotlight, electricity consumer unit and Oak door to:-

## Cloakroom



4'11" x 4'0" (1.52 x 1.22)

With a ceramic tile floor, fully tiled walls, white suite of Wash Hand Basin and WC, towel ring, soap dish, extractor fan, toilet roll holder, wall light, skylight and a wall mirror.

### Externally

Adjoining the Property on the southern gable end with uPVC double doors is a:-

### Laundry/Freezer Room

8'5" x 5'2" (2.59 x 1.60)

With plumbing for automatic washing machine, power points, wall shelves and a ceiling light.

### Externally

Directly to the fore of the Property is a Lawned Garden which is bounded by a dwarf stone wall and adjacent is a Presscrete concreted hardstanding area which allows for Off Road Vehicle Parking Space. Adjacent to the southern gable end of the Dwelling House is a tarmac hardstanding which allows for further Vehicle Parking with a Wrought Iron Gate giving access to a Presscrete concreted Patio on 2 levels at the rear together with Ornamental Stone borders and a Lean-to Log Store. Coastal Sea views over Newport Bay to Morfa Head can be enjoyed from the rear Patio Garden.

Outside Electric Light and an Outside Water Tap.

### Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating. Double Glazing throughout i.e. uPVC Double Glazed and Aluminium Coated Double Glazed Windows and Doors. Roof Insulated and Boarded. Telephone, subject to British Telecom Regulations. Broadband Connection.

### Tenure

Freehold with Vacant Possession upon Completion.

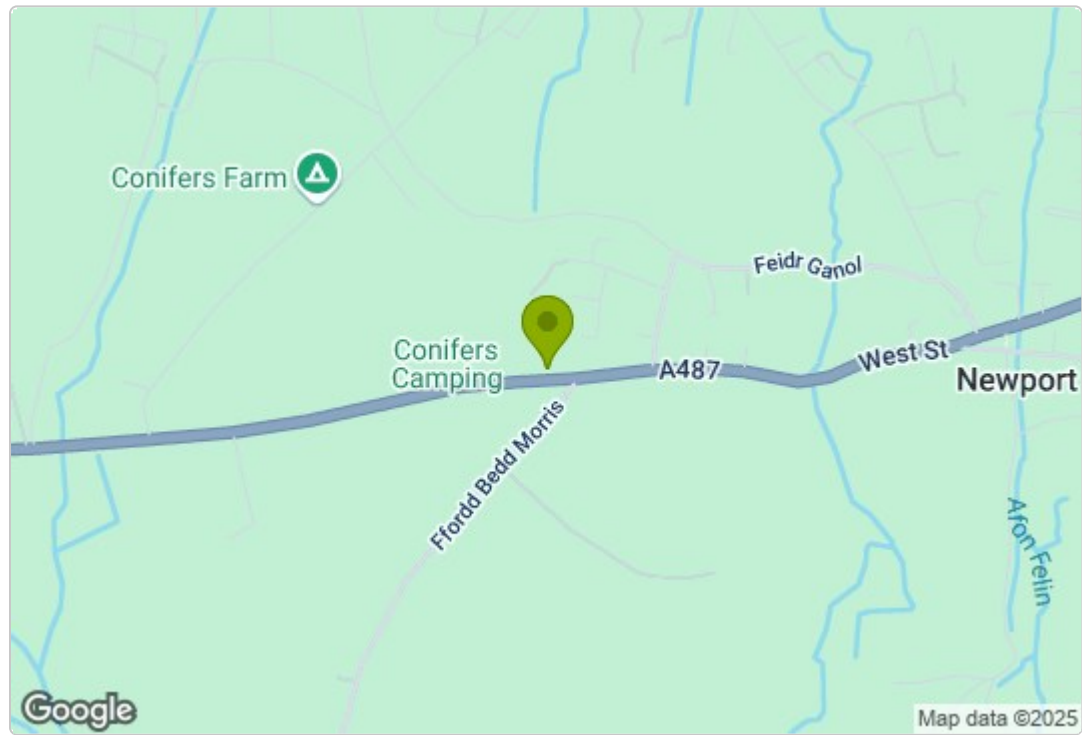
### General Remarks

Y Tyddyn is a deceptively Spacious Semi Detached (linked by Garage) 2 storey Private Residence which stands on the edge of this popular Coastal and Market Town and being ideally suited for Family, Retirement, Holiday Letting or Investment purposes. The Property is in good decorative order throughout and has spacious, well appointed Accommodation benefiting from Gas Central Heating, Double Glazing and Roof Insulation. In addition, it has Off Road Vehicle Parking as well as a small Lawned Garden together with a good sized Presscrete concreted Patio at the rear. Coastal Sea views over Newport Bay to Morfa Head can be enjoyed from the Property. it is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

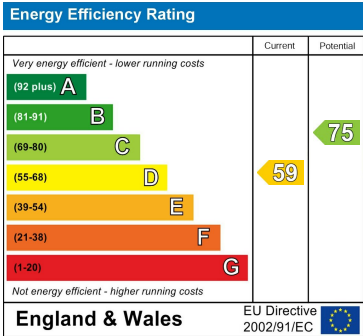
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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