



Ty Hir, Upper Bridge Street, Newport, Pembrokeshire, SA42 0PL

Price Guide £239,950

*A deceptively spacious Terraced 3 storey character Town House.

*Comfortable Sitting/Dining, Kitchen/Breakfast, Bathroom, 2 Bedrooms and a Loft/Work Room/Study.

*uPVC Double Glazed Windows and Door. Gas Central Heating and Roof Insulation.

*Ideally suited for a Couple, Early Retirement, Investment or for Letting purposes.

*Early inspection strongly advised. Realistic Price Guide.

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, 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, Cwm, 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 newly built Day 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.

Upper Bridge Street is a popular residential area which is situated within a short walk of the Shops at Market Street and the Centre of the Town.

Ty Hir stands within 100 yards or so of Newport Town Centre and the Main A487 Fishguard to Cardigan road.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the turning on the right in the centre of the town into Market Street. Continue on this road for 100 yards or so and turn right at the 'T' junction into Upper Bridge Street. Ty Hir is the second property on the right hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport, take the third turning on the left (at the crossroads) into Market Street. Follow directions as above.

Description

Ty Hir comprises a Terraced 2 storey Dwelling House of mainly solid stone construction with part stone faced and mainly rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Hall Area

With slate floor, double panelled radiator, electricity meter and consumer unit, openings to Sitting/Dining Room and:-

Kitchen/Breakfast Room



13'0" x 12'4" (3.96m x 3.76m)

('L' shaped maximum to include Hall Area) With quarry tiled floor, range of fitted floor and wall cupboards, freestanding slot in 4 ring electric Cooker with Oven and Grill, plumbing for washing machine and dishwasher, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window, Worcester wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating), cooker box, 9 power points, tile splashback, stainless steel splashback to cooker, cooker hood, mains smoke detector and a Breakfast Bar.

Sitting/Dining Room



18'9" x 13'8" (5.72m x 4.17m)

With Oak floorboards, uPVC double glazed window, double panelled radiator, natural stone wall, feature fireplace with pine surround housing a coal effect electric fire on a raised slate hearth, alcove, TV point, telephone point, 6 power points, ceiling light, central heating thermostat control, staircase to First Floor and an Understairs Storage Cupboard with coat hooks.

First Floor

Landing



14'3" x 3'4" maximum (4.34m x 1.02m maximum)

With fitted carpet, 2 power points, radiator, ceiling light, mains smoke detector and staircase to Loft/Work Room/Study.

Bedroom 1



14'8" x 14'1" (4.47m x 4.29m)

With pine floorboards, natural stone wall, ceiling light, exposed beam, uPVC double glazed window, wiring for Satellite TV, double panelled radiator and 6 power points.

Bathroom



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

With ceramic tile floor, white suite of 'P' shaped Bath with shower attachment and a curved glazed shower screen, Wash Hand Basin and WC, natural stone wall, uPVC double glazed window, ceiling light, exposed beam, double panelled radiator, mirror fronted bathroom cabinet, shaver light/point, tile splashback and an understairs storage area with electric light.

Inner Landing

With fitted carpet and a pedestrian door giving access to a staircase leading to the:-

Second Floor

Bedroom 2



16'4" x 13'3" (4.98m x 4.04m)

With fitted carpet, 2 Velux windows with blinds (affording Sea views over Newport Bay to Morfa Head and also views of Newport Castle), exposed 'A' framed, ceiling light and 3 ceiling spotlight, double panelled radiator, alcove, TV point and 6 power points.

A staircase from the Landing gives access to the Second Floor:-

Loft/Work Room/Study



12'11" x 11'9" maximum (3.94m x 3.58m maximum)

With a laminate Oak floor, Velux window, exposed beams, ceiling light, double panelled radiator, wiring for Satellite TV, alcove and 6 power points.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Door. Roof Insulation. Wiring for Satellite TV. Telephone, subject to British Telecom Regulations. Broadband Connection.

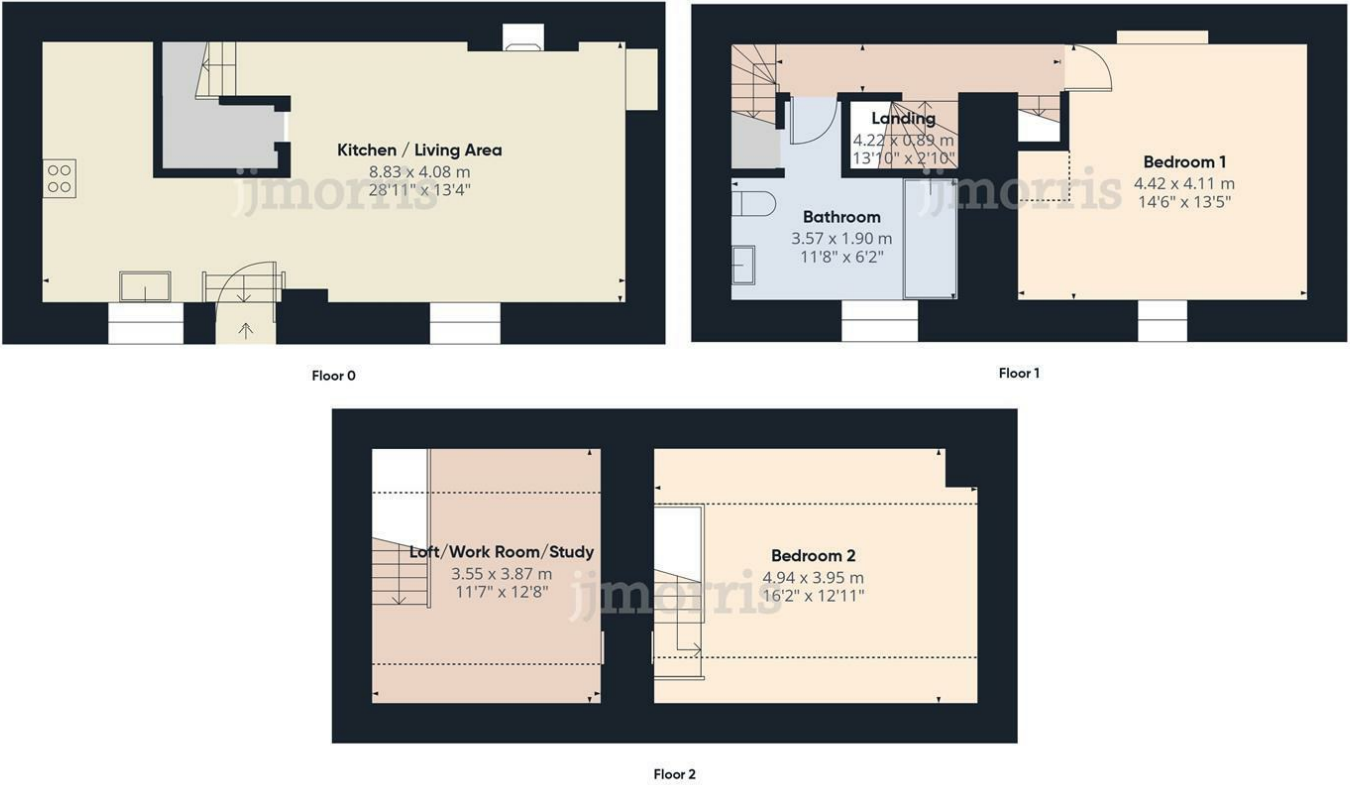
Tenure

Freehold with Vacant Possession upon Completion.

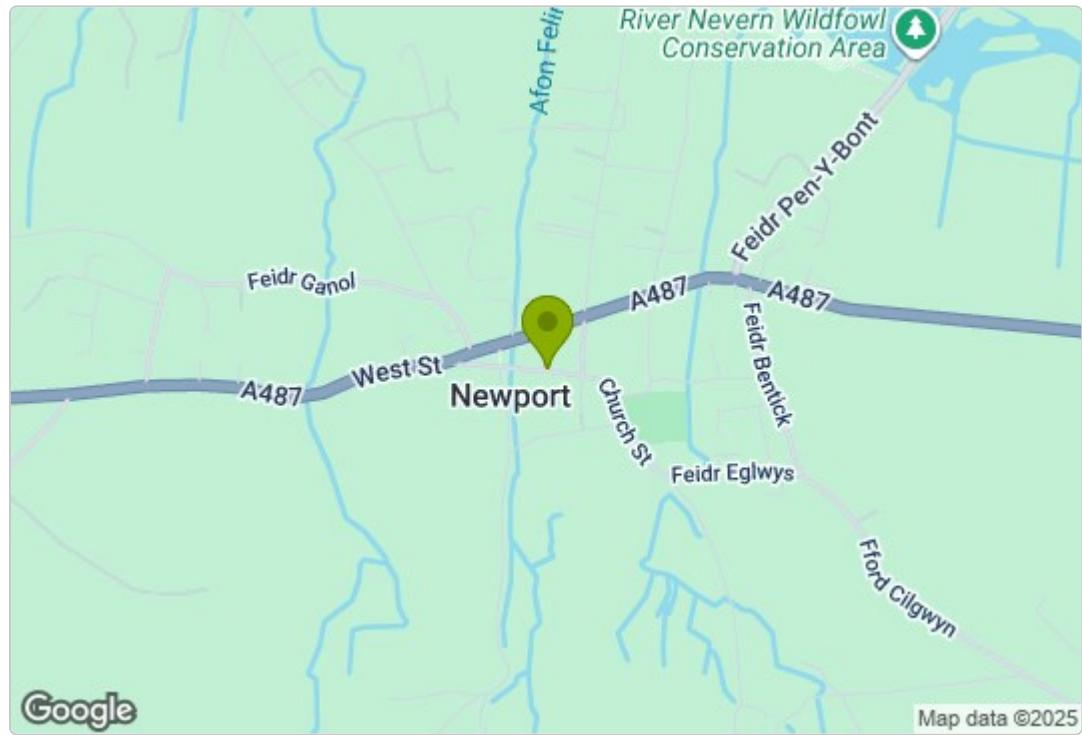
Remarks

Ty Hir is a deceptively spacious, Terraced 3 storey Town House which stands in a convenient location in this popular Market Town and being ideally suited for a Couple, Retirement, Family, Investment or for Letting purposes. The Property is in good decorative order throughout and has many attractive character features including natural stone walls, exposed beams and 'A' frames, Pine and Oak floorboards, alcoves etc etc. It has Gas Central Heating, uPVC Double Glazing and Roof Insulation. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

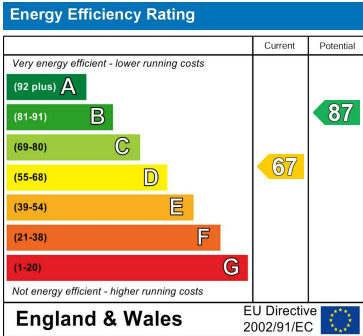
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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