





9 Tir Treharne, Newport - SA42 0RN

£499,950 Freehold

* A well built Detached single storey Bungalow Residence benefitting from Sea Views to Newport Bay.
* Spacious Hall, 2/3 Reception, Kitchen/Breakfast, Utility, 3/4 Bed and 2 Bath/Shower Room accommodation.
* Boarded Loft 34'0" x 8'0" with a split level floor and 2 Velux windows.
* Good sized, easily maintained Ornamental Stone Gardens with Paved Patios and Flowering Shrubs.
* All Mains Services. Gas Central Heating. uPVC Double Glazed Windows and Doors. Boarded and Insulated Loft.
* Ideally suited for Family, Retirement, Investment or Holiday Letting.
* Early inspection strongly advised. Realistic Price Guide. EPC Rating C

Contact Fishguard Office

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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 several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Library, a Repair Garage, 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.

DIRECTIONS

From Fishguard, take the Main A487 Road east for some 7 miles and on entering the Town of Newport, take the first turning on the left into Maes-y-Cnwce. Proceed down the hill and upon reaching the "T" junction with Feidr Ganol, turn right towards the Town. Continue on this road for a 100 yards or so and take the first turning on the right into Tir Treharne. Proceed up the hill and 9 Tir Treharne is the 3rd Property on the left . A "For Sale" Board is erected on site.

DESCRIPTION

9 Tir Treharne comprises a Detached single storey Bungalow residence of cavity concrete block construction with part stone faced and mainly rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Storm Porch

Dimensions: 2.21m x 0.61m (7'3" x 2'0"). With a composite double glazed door to:-

Reception Hall

Dimensions: 8.53m x 2.82m (28'0" x 9'3"). (maximum) With ceramic tile floor, uPVC double glazed window, double and single panelled radiators, coved ceiling, 3 ceiling spotlight, 2 downlighters 3 picture lights, feature Stone fireplace with Slate hearth and an alcove with a Slate shelf, 3 power points, Honeywell central heating Thermostat control, built in cloaks cupboard, doors to Sitting Room, Dining Room, Utility Room, Study and:-

Shower Room

Dimensions: 1.78m x 1.68m (5'10" x 5'6"). With fully tiled walls, uPVC double glazed window, ceramic tile floor, suite of WC, Wash Hand Basin in a vanity surround and a tiled Quadrant Shower with a Mira thermostatic shower and a concertina sliding door, toilet roll holder, wall mirror, radiator, towel ring and a wall light.

Sitting Room

Dimensions: 5.51m x 4.65m (18'1" x 15'3"). With fitted carpet, coved ceiling, 3 ceiling spotlights and 2 wall spotlights, feature fireplace with display alcove above with slate shelf, 2 double panelled radiators, 3 uPVC double glazed windows (2 arched windows) and a large picture window with vertical blinds (affording superb Coastal Sea Views to Morfa Head), TV point, 6 power points and an alcove with slate shelf.

Dining Room

Dimensions: 4.57m x 3.00m (15'0" x 9'10"). With fitted carpet double panelled, radiator, uPVC double glazed Patio door with vertical blinds (affording Sea Views) and leading on to a Concrete Paved Patio, cove and artex ceiling, ceiling light, 2 wall spotlights, TV point, 4 power points and an archway to:-

Kitchen/Breakfast Room

Dimensions: 4.42m x 2.72m (14'6" x 8'11"). With a ceramic tile floor, fully tiled walls, range of Oak fitted floor and wall cupboards with a built in Neff Single Oven/Grill, 4 ring Ceramic Gas Cooker Hob and a Cooker Hood (externally vented), inset 2 ½ bowl Quartz sink unit with mixer tap, part surround, uPVC double glazed window with roller blind (affording Sea Views), telephone point, 8 power points, cooker box, concealed worktop lighting and a fridge/freezer recess.

Utility Room
Dimensions: 2.67m x 2.31m (8'9" x 7'7"). ('L' shaped maximum) With a ceramic tile floor, uPVC double glazed door with roller blind to exterior, uPVC double glazed window with roller blind, plumbing for automatic washing machine , range of Oak floor and wall cupboards, coved and artex ceiling, ceiling light, inset double bowl stainless steel single drainer sink with mixer tap, part tile surround, plumbing for automatic washing machine, Boiler Cupboard with a Switchmaster Central Central Heating Timeswitch and a wall mounted Gas Combination Boiler (heating domestic hot water and firing central heating) and a Broom/Storage Cupboard .

Study/Office
Dimensions: 2.95m x 2.90m (9'8" x 9'6"). With a staircase to a Boarded and Insulated Storage Loft, uPVC double glazed window. fitted carpet, coved ceiling, double panelled radiator, fitted cupboard/wardrobe and desk with wall shelves over, 2 wall spotlights, telephone point, 4 power points and an opening to:-

Bedroom 1/Lounge
Dimensions: 4.95m x 4.88m (16'3" x 16'0"). With fitted carpet, 2 uPVC double glazed windows with roller blinds, 6 downlighters, TV point, 10 power points, 2 double panelled radiators, 2 wall spotlights and a uPVC double glazed French door to Rear Garden.

Inner Hall
Dimensions: 2.39m x 1.19m (7'10" x 3'11"). With a ceramic tile floor, downlighter, coved ceiling, built in Airing Cupboard with radiator and shelves and doors to Bedrooms 2 & 3 and:-

Bathroom
Dimensions: 2.87m x 1.96m (9'5" x 6'5"). With fully tiled walls, ceramic tile floor peach suite of panelled Bath with glass shower screen and a Mira thermostatic shower over, WC, Bidet and Wash Hand Basin in a vanity surround, wall mirror, toilet roll holder, 2 towel rails, 2 ceiling, lights , radiator, coved ceiling, 2 wall spotlights, toothbrush holder, robe hook, tiled alcove with shelf, fitted storage cupboards and a tiled shelf.

Bedroom 2
Dimensions: 4.24m x 3.66m (13'11" x 12'0"). (Plus door recess 4'0" x 2'8" - 1.22m x 0.81m) With a ceramic tile floor and a uPVC double glazed window with vertical blinds (affording a Sea/Estuary view), cove and artex ceiling, ceiling light pullswitch, double panelled radiator, telephone point, TV point, 5 power points and a fitted mirror fronted wardrobe with matching dressing table and chest of drawers.

Bedroom 3
Dimensions: 3.94m x 2.90m (12'11" x 9'6"). With a laminate beech floor and 2 uPVC double glazed windows (one with roller blind and one to Lounge/Bedroom 1), ceiling light, 4 power points, wall spotlights, wall mirror, pullswitch and a fitted mirror fronted wardrobe with a matching chest of drawers/cabinet.

First Floor

Boarded Loft
Dimensions: 10.36m x 2.44m (34'0" x 8'0"). (approximate measurement and being split level) With 2 ceiling and lights and 2 Velux windows. The Boarded Loft is is fully insulated and has potential for conversion with the addition of Dormers (subject to any necessary Planning Consents).

Externally
A concreted drive leads into the Property off the Estate Road to a concrete hardstanding which allows for Off Road Parking for 2/3 Vehicles and gives access to a:-

Garage
Dimensions: 5.84m x 4.88m (19'2" x 16'0"). Of concrete block construction with rendered and mainly coloured elevations under a pitched composition slate roof. It has an electrically operated metal roller door, a pedestrian door, strip lighting, power points, a cold water tap and a wide opening to a:-

Workshop/Store Shed
Dimensions: 4.88m x 4.11m (16'0" x 13'6"). (average measurement) of concrete block construction with rendered and mainly coloured elevations under a pitched composition slate roof. It has a single glazed window, strip lighting, power points and a pedestrian door to a narrow (enclosed) concreted Storage/Maintenance area.

SERVICES
Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. uPVC Double Glazed Windows and Doors. Telephone, subject to British Telecom Regulations. Part Boarded and Insulated Loft.

TENURE
Freehold with Vacant Possession upon Completion.

REMARKS

9 Tir Treharne is an attractive and well built Detached single storey Bungalow Residence which stands on a popular small Residential Estate on the western fringes of the Town and being ideally suited for Family, Retirement, Investment or for Holiday Letting. The Property is in good decorative order throughout benefiting from Gas Central Heating, uPVC Double Glazed Windows and Doors and a Boarded and Insulated Loft 34'0" x 8'0" with 2 Velux windows. In addition, it has easily maintained Gardens with Ornamental Stone areas, Paved Patio areas and Flowering Shrubs. There is also a Concreted Drive leading into the Property allowing for ample Off Road Vehicle Parking and Turning Space and giving access to a Garage 19'2" x 16'0" with an adjoining Workshop/Store 16'0" x 13'6" (average). The Property stands in it's own good sized Plot from where delightful Coastal Sea views can be enjoyed over Newport Bay to Morfa Head. Early inspection strongly advised.











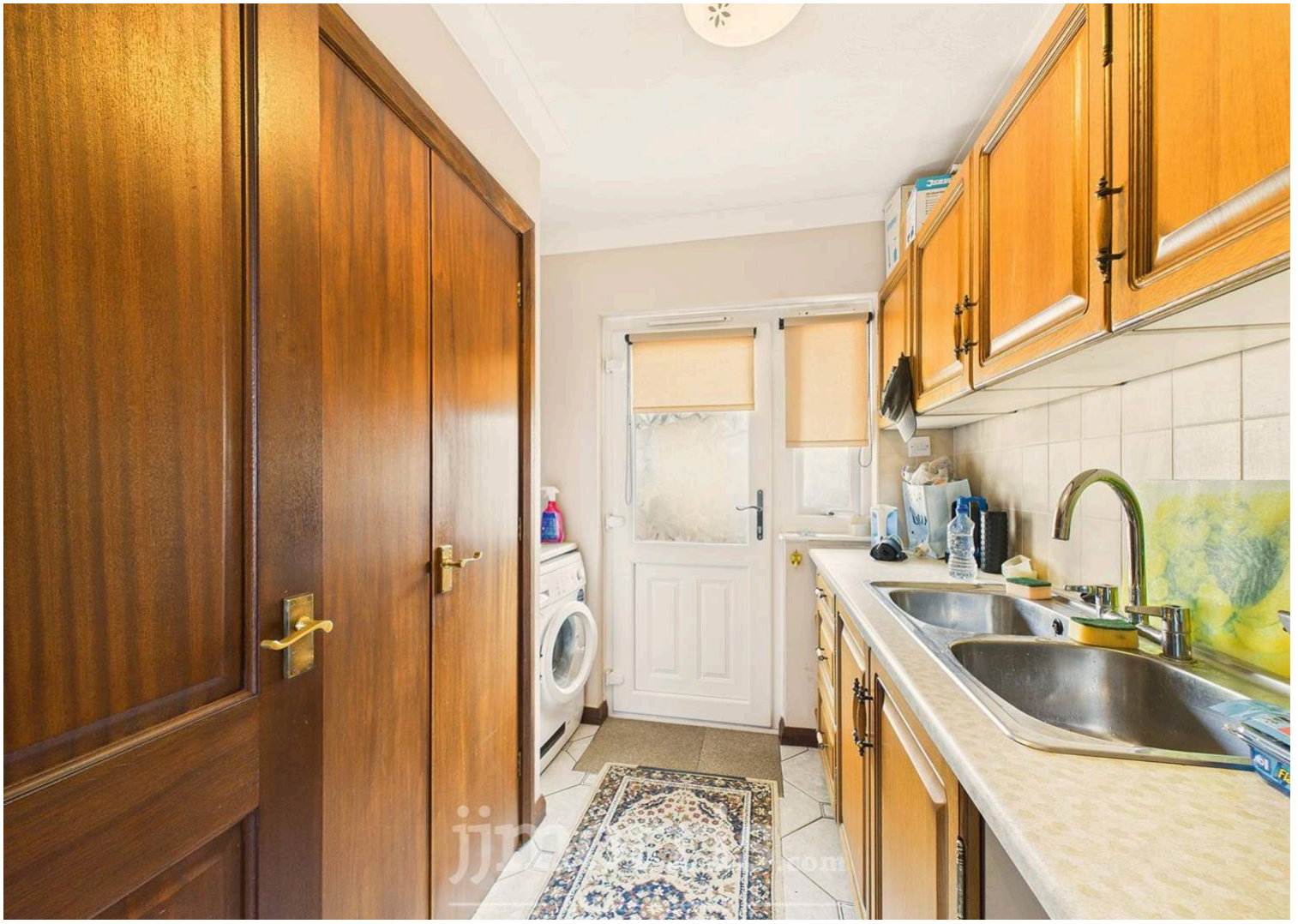














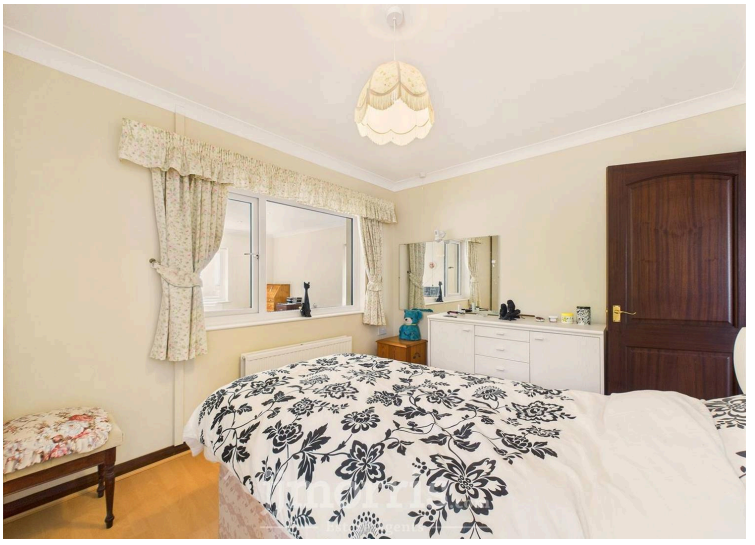




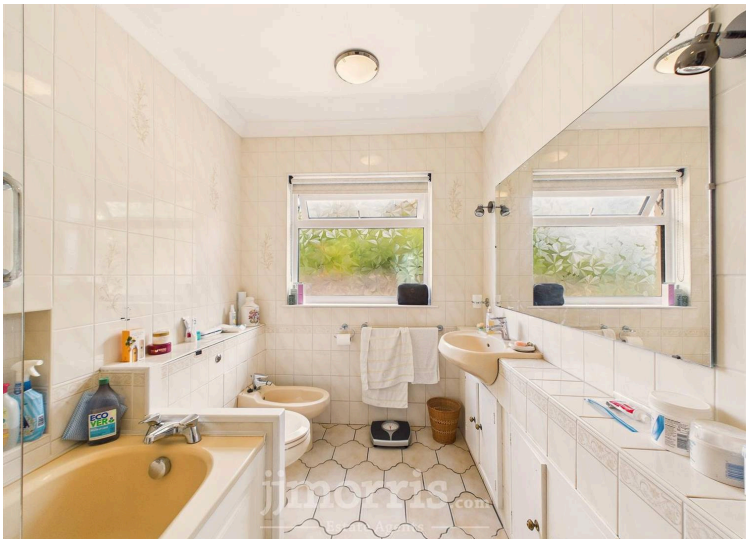
























Floor 0 Building 1



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Approximate total area(1)

140 m²
1505 ft²

Balconies and terraces

31.1 m²
335 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Cardigan	Fishguard	Haverfordwest	Narberth
01239 612343	01348 873836	01437 760440	01834 860260