

Tan-y-Bryn Upper West Street, Newport, Pembrokeshire, SA42 0TQ

Price Guide £595,000

*An exceptional Terraced 3 storey Town Residence.

*Renovated and refurbished to an extremely high standard yet retaining a wealth of character.

*2/3 Reception, 4 Bedroom and 3 Bath/En Suite accommodation.

*Rear Paved Courtyard and an elevated Terraced landscaped Garden on 4 levels and an adjoining Garden Plot which measures 52'0" x 45'0" approx and benefitting from a Rear Pedestrian/Service Access off Upper West Street.

*Gas Central Heating, partial Double Glazing and both Roof and Loft Insulation.

*Ideally suited for Family, Early Retirement, Investment or Holiday Letting purposes.

*Inspection essential to appreciate the qualities of the Property and indeed the character accommodation and location.

*Realistic Price Guide. Early inspection strongly advised. 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 several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery. There is a regular Bus Service along the Main A487 Road West to Fishguard and North East to Cardigan and Aberaeron.

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, 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 which briefly includes 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.

Upper West Street is a popular Residential area which stands within 200 yards or so of Newport Town Centre and the Shops at Market Street.

Description

Tan y Bryn comprises a substantial Terraced 3 storey Georgian (1822) Town Residence of predominantly solid stone construction with part rendered and coloured

elevations and mainly stone faced elevations under a pitched slate and composition slate roofs. Accommodation is as follows:-

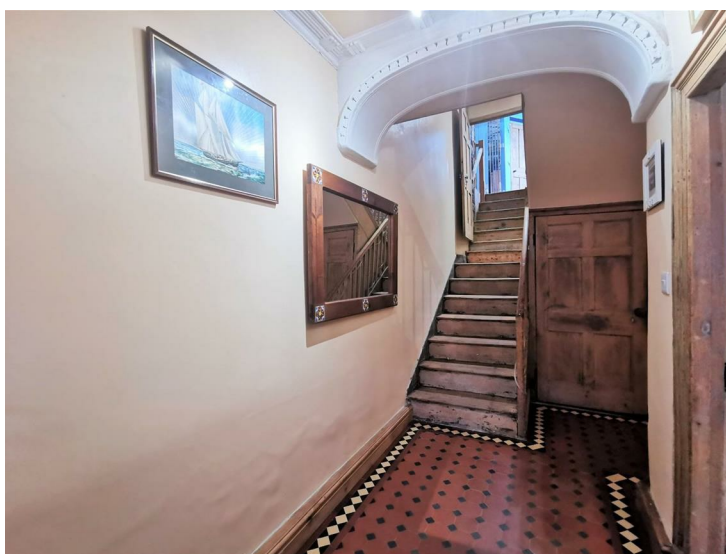
Ground Floor

Porch



With quarry tile floor, double panelled radiator, 2 downlighters, electricity meter and consumer unit cupboard, attractive cornice and glazed double doors to:-

Hall



With quarry tile floor, attractive cornice, staircase to First Floor, 2 no 3 ceiling spotlights, radiator, Honeywell central heating thermostat control, mains smoke detector, doors to Kitchen/Dining Room, Snug/Television Room, Sitting Room and:-

Cloakroom

With white suite of Wash Hand Basin and a Saniflow WC, plumbing for an automatic washing machine, ceiling spotlight, chrome heated towel rail/radiator, extractor fan, coat hook, pine tongue and groove clad wall and ceiling, slate floor, 1 power point and a brick feature wall.

Sitting Room



16'11" x 16'0" (5.16m x 4.88m)

With Pine floorboards, attractive cornice, alcove with slate shelf, ceiling light, carbon monoxide alarm, 10 power points, single glazed bay window with blinds, 2 vertical (designer) radiators, telephone point, TV point and a Fireplace housing a Coal effect Gas Stove on a slate hearth.

Snug/Television Room

11'6" x 10'2" (3.53m x 3.10m)

With oak floorboards, Slate Fireplace housing a Charnwood multifuel stove on a quarry tile hearth, alcove with slate shelf, ceiling light, 3 wall spotlights, 8 power points, T.V. point, telephone point, vertical (designer) radiator and a single panelled radiator and glazed double doors to:-

Kitchen/Breakfast Room



22'6" x 13'0" (6.86m x 3.96m)

('L' shaped maximum). With a uPVC double glazed patio door to rear courtyard garden, 2 Velux windows, natural stone wall, vertical (designer) radiator and a single panelled radiator, range of fitted floor and wall cupboards, part quarry tile floor, part beech wood strip floor, 4 ceiling spotlight, 2 ceiling lights over kitchen units, exposed beams, part pine tongue and groove clad ceiling, 3 downlighters, inset single drainer stainless steel one and a half bowl sink with mixer tap and waste disposal unit, part

tile surround, 11 power points, central heating thermostat control, Kenwood Dishwasher, Electra Washer/Drier, Pantry/Larder Cupboard, Samsung freestanding fridge freezer, 5 ring Gas Cooker Hob, Cooker Hood (externally vented), Electra built in electric eye level Double Oven/Grill and a step with half glazed door to:-

Living Room/Snug



12'0" x 10'6" (3.66m x 3.20m)

(maximum). Former 18th century weavers cottage with oak floorboards, stone Inglenook Fireplace with arched beam housing a woodburning stove, natural stone walls, Velux window, half glazed door to rear courtyard, 2 niches, slate shelf, 2 no 2 ceiling spotlights, exposed beam, carbon monoxide alarm, 6 power points, fitted storage cupboard and a (designer) vertical radiator.

Half Landing

6'0" x 3'3" (1.83m x 0.99m)

With natural stone walls, pine floorboards, 3 ceiling spotlight, staircase to Main Landing and a short flight of stairs and door to:-

First Floor

Bedroom 4



13'1" x 11'5" (3.99m x 3.48m)

(maximum). With Velux window, designer chrome vertical radiator, pine floorboards, built in wardrobe, single glazed window, freestanding cast iron Slipper Bath on a raised slate effect tiled floor, exposed beams, ceiling light, 3 downlighters, chrome heated towel rail/radiator, 7 power points, 2 ceiling spotlights and door to:-

En Suite Washroom

With suite of Wash Hand Basin and WC, natural stone and brick walls, extractor fan, toilet roll holder, pine tongue

and groove clad walls, 2 ceiling spotlights and a Boiler Cupboard housing a Worcester wall mounted gas combination boiler (heating domestic hot water and firing central heating) and a pressurised hot water cylinder with immersion heater.

Main Landing



With pine floorboards, natural stone walls, 2 ceiling spotlights, 2 power points, chrome (designer) vertical radiator and a stained glass door which leads to a staircase to Second Floor.

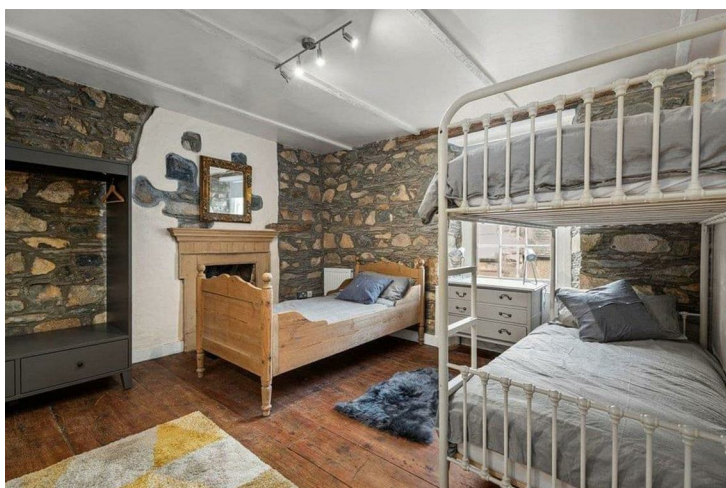
Bedroom 3 (rear)



14'9" x 11'3" (4.52m x 3.43m)

With pine floorboards, single glazed sash window with roller blind, chrome vertical designer radiator, double panelled radiator, cast iron fireplace with pine surround, 4 ceiling spotlights, wall spotlight, natural stone walls and 10 power points.

Bedroom 2 (front)



14'11" x 14'0" (4.57m x 4.29m)

(maximum measurement) With pine floorboards, natural stone walls, single glazed sash window with roller blind, exposed beams, cast iron fireplace with pine surround and a slate hearth, 2 radiators, 4 ceiling spotlights, wall spotlight, 10 power points and a T.V. point.

Bathroom



10'5" x 8'3" (3.20m x 2.54m)

With white suite of pine panelled Bath, Wash Hand Basin in a vanity surround and WC, glazed and tiled Quadrant Shower with a thermostatic shower, natural stone walls, single glazed sash window with roller blind, part tile surround, ceiling light, pine floorboards, wall mounted chrome towel rail/shelf, feature fireplace with pine surround, chrome heated towel rail/radiator, pine window seat with storage cupboard below, extractor fan, illuminated mirror fronted bathroom cabinet, tile splashback, extractor fan and a ceiling light.

A half glazed (stained glass) door from the Main Landing gives access to a staircase which leads to a:-

Half Landing

6'2" x 3'3" (1.88m x 0.99m)

With natural stone walls and stairs to:-

Second Floor

Master Bedroom 1



24'4" x 21'5" (7.42m x 6.53m)

(maximum measurement) With pine floorboards, natural stone walls, exposed 'A' frames, 5 Velux windows (one over stairwell affording views to Carningli Mountain and another affording Sea views to Morfa Head), ceiling light, 2 alcoves, Mains Smoke Detector, 7 ceiling spotlights, 2 wall spotlights, 3 radiators and door to:-

En Suite Bathroom



12'0" x 5'4" (3.66m x 1.63m)

(maximum) With ceramic tile floor, white suite of panelled 'P' shaped Bath with shower attachment, Wash Hand Basin in a vanity surround and WC, natural stone walls, Velux window, 2 stained glass feature windows, part tile surround, ceiling light, extractor fan, dual fuel heated towel rail/radiator, combined electric/water heated towel rail/radiator, Redring Expressions electric shower over bath, toilet roll holder, illuminated wall mirror and a curved glazed shower screen.

Externally

Directly to the rear of the Property is a paved Courtyard/Barbeque area with a mirrored alcove feature with steps leading up to a raised Paved Patio. Beyond is a delightful Terraced Landscaped Garden on 4 levels with low natural stone walls, slate paved and cobbled paths, Lawned and Paved Patio areas, Flowering Shrubs and raised Flower Borders.

Outside Sensor Light. Outside Water Tap. Outside Power Point.

At the southern end of the garden is a Plot of Land which measures 52'0" x 45'0" approx which has the benefit of a rear Pedestrian/Service access off Upper West Street.

Delightful views to Carningli Mountain can be enjoyed from the rear Garden.

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

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Partial Double Glazing. Telephone subject to British Telecom Regulations. Broadband connection. Roof and Loft Insulation.

Tenure

Freehold with Vacant Possession upon Completion.

General Remarks

Tan y Bryn is a deceptively spacious Georgian Terraced Town House which was built by a sea captain (Captain Seabourne) in 1822. It stands in a convenient location within a few hundred yards or so of Newport Town Centre and the shops at Market Street. The Property has been renovated, modernised and refurbished in recent years to an extremely high standard, yet retaining a wealth of character including pine and oak floorboards, natural stone and brick walls, exposed beams and 'A' frames, attractive cornice, alcoves, niches, cast iron fireplaces, designer radiators, an inglenook fireplace etc etc. The Property is ideally suited for Family, early Retirement, Holiday Letting or for Investment purposes. In order to appreciate the full extent of accommodation and indeed the qualities and the character of this exceptional Town Residence, inspection is essential and strongly advised. Realistic Price Guide.

Directions

From Fishguard, take the Main A487 road east for some 7 miles and on entering the town of Newport, Upper West Street is the second turning on the right signposted 'No Through Road'. Tan-y-Bryn is situated some 50 yards or so by foot from the 'T' junction on the right.

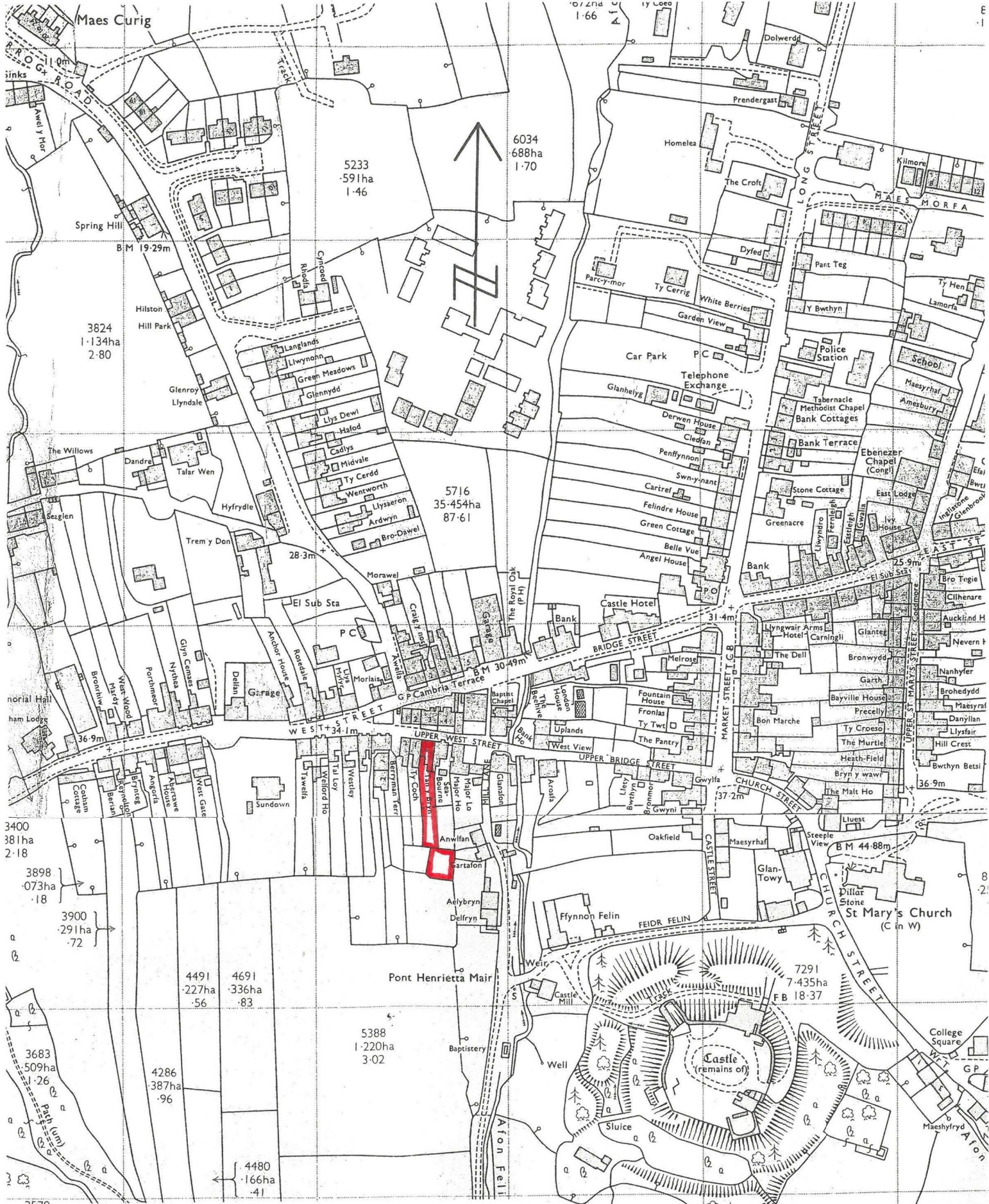
By car, proceed into the centre of Newport and upon reaching the crossroads in the centre of the town, turn right into Market Street. Continue to the top of Market Street and at the "T" junction turn right into Upper Bridge Street. Continue on this road for 100 yards or so and upon reaching Upper West Street, Tan-y-Bryn is situated on the left hand side of the road, some 50 yards or so prior to the "T" junction. A "For Sale" board is erected on site.

Rear view of Newport Castle from Attic Room



Front view from Attic Room





Tan y Bryn, Upper West Street, Newport, Pembrokeshire.

Plan Not to Scale.

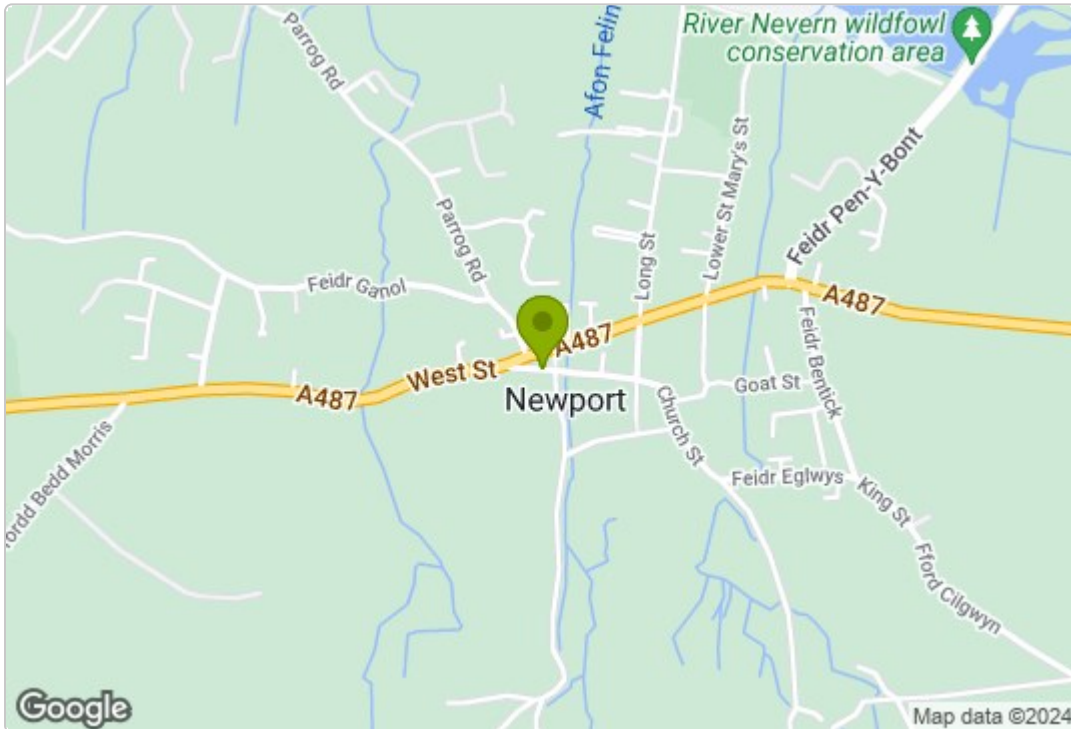
Plan for Identification purposes only.



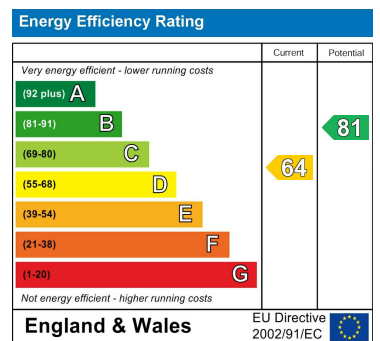
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - F

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.

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