



## Ty Canol, Ffordd Bedd Morys (Mountain West), Newport, Pembrokeshire, SA42 0QX

**Price Guide £450,000**

- \* An attractive Detached (predominantly stone built) Character Cottage Residence.
- \* Comfortable 1/2 Reception, Kitchen/Breakfast, Utility, 3 Bedrooms and Bathroom accommodation.
- \* Mainly Double Glazed. Loft Insulation. Woodburning Stove and Electric Heating via Storage Heaters.
- \* Good sized front and rear Lawned Gardens together with Flowering Shrubs, Hydrangeas, Rhododendrons, etc etc.
- \* Vehicle Parking Space adjacent to the western gable end of the Cottage as well as a separate Vehicle Parking Space within 70 yards or so of the Property.
- \* Ideally suited for a Couple, Small Family or for Investment purposes.
- \* Superb Coastal Sea views over Newport Bay to Dinas Head as well as Rural views to Carn Ffoi can be enjoyed from the Property.
- \* Early inspection strongly advised. Realistic Price Guide.

## SITUATION

Ty Canol stands on Mountain West and is within 200 yards of Ffordd Pengawse and is within 250 yards or so of the council maintained Mountain West Road which leads towards The Gwaun Valley. Newport Town Centre is within a mile and a quarter or so of the Property.

Newport being close by is a popular Market Town which has the benefit of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Library, a Health Centre and a Dental Surgery.

The Market Town of Fishguard is within an 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

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 Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Repair Garages, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

The Pembrokeshire Coastline at the Parrog is within a mile and a half or so of the Property and also close by are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach. The Parrog at Newport offers excellent boating and mooring facilities and Newport Bay provides excellent Sea Fishing, Swimming, Sailing and Boating opportunities. Newport Links (18 hole) Golf Course is within 3 miles or so of the Property.

Ty Canol stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. Ty Canol stands at the foot of Carningli Mountain which provides excellent Walking, Rambling, Hacking and Pony Trekking facilities.

There are good road links along the Main A40 Road 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.

Ty Canol stands in a private location on Mountain West from where superb Coastal Sea views can be enjoyed over Newport Bay to Dinas Head. The Property borders onto

Carningli Common which provides excellent walking, rambling, pony trekking and hacking facilities.

Ty Canol is situated within a mile and a quarter or so of the centre of Newport and the Shops at Market Street and Long Street.

## DIRECTIONS

From Fishguard take the Main A487 road east for some 7 miles and on entering the town of Newport take the turning on the right signposted to Cwm Gwaun and Ffordd Bedd Morys. Proceed on this road for a third of a mile or so and continue over the cattle grid and continue on this road for a further third of a mile or so and upon reaching the fork in the road, bear left. Continue on this road for 300 yards or so passing Treffynnon (the last House on the right) and a 200 yards or so further on, take the hardsurfaced lane on the right. Proceed down the hill for approximately 160 yards and upon reaching the double galvanised gate, it is recommended that you leave your vehicle at this point. A hardsurfaced lane of approximately 70 yards or so leads to the Property. A 'For Sale' board is erected on site.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles passing through the town of Newport and on leaving the town, take the last turning on the left signposted to Cwm Gwaun and Ffordd Bedd Morys. Follow directions as above.

## DESCRIPTION

Ty Canol comprises a Detached 2 storey Cottage Residence of solid stone and cavity concrete block/brick construction with mainly stone faced elevations and part rendered elevations under a pitched composition slate and lean-to fibreglass and composition slate roofs. Accommodation is as follows:-

**Hardwood painted Double Glazed Door to:-**

**Open Plan Sitting/Dining Room**



24'6" x 17'2" (7.47m x 5.23m)  
(maximum measurement). With a part ceramic tile floor and part carpeted floor, open beam ceiling, Inglenook

fireplace with concealed light housing a Wood/Multifuel Stove on a Ceramic Tile hearth, alcove, 2 Dimplex storage heaters, telephone point, electricity meter and consumer unit cupboard, 10 power points, 5 wall uplighters, 4 ceiling lights, Mains Smoke Detector, understairs cupboard, door to staircase to First Floor, coat hooks and door opening to:-

### Kitchen/Breakfast Room



18'0" x 7'0" (5.49m x 2.13m)

With ceramic tile floor, uPVC double glazed window to rear, range of Maple floor cupboards, part tile surround, double Belfast sink with mixer tap, built in electric Single Oven/Grill, 4 ring Ceramic Hob, Breakfast Bar, 8 downlighters, cooker box, 9 power points, Dimplex storage heater, appliance points, plumbing for Dishwasher and a half glazed door to:-

### Rear Hall/Sun Room



13'0" x 6'9" (3.96m x 2.06m)

With ceramic tile floor, Dimplex storage heater, uPVC double glazed windows and a uPVC double glazed door to rear Garden, 2 wall uplighters, Mains Smoke Detector, Velux window and opening to:-

### Utility Room



15'9" x 5'6" (4.80m x 1.68m)

("L" shaped maximum). With ceramic tile floor, plumbing for washing machine, part tile surround, worktop, Dimplex storage heater, coat hooks, 4 power points, uPVC double glazed window and a Velux window.

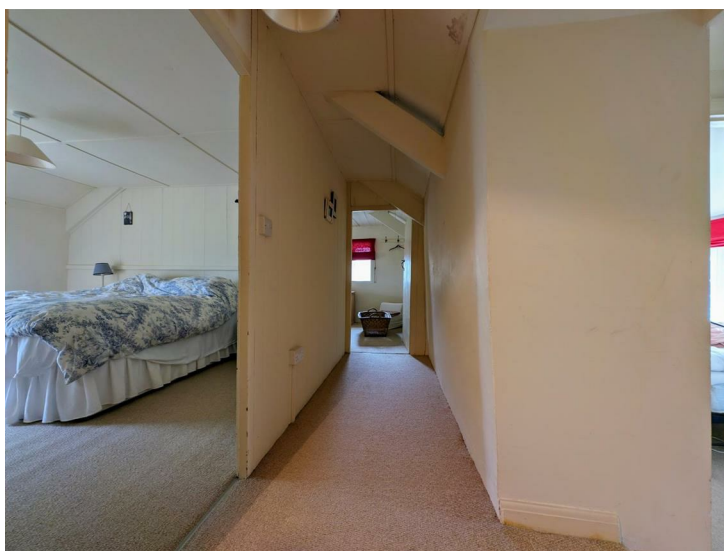
A doorway from the Sitting/Dining Room gives access to a Staircase to a:-

### Half Landing

With fitted carpet, natural stone wall and stair to:-

### First Floor

### Landing



10'6" x 3'3" (3.20m x 0.99m)

With fitted carpet, 2 power points, Mains Smoke Detector, exposed beam, opening to Inner Landing and doors to Bedroom 2 and:-

### Bedroom 1



17'0" x 9'7" (5.18m x 2.92m)

With fitted carpet, Dimplex storage heater, painted tongue and groove clad ceiling, 2 windows (one Hardwood painted double glazed sash window affording Coastal Sea Views and a single glazed window), painted tongue and groove clad ceiling and wall, access to an Insulated Loft, 4 power points, ceiling light and clothes/coat hooks.

### Bedroom 2



13'10" x 10'10" (4.22m x 3.30m)

With fitted carpet, Dimplex storage heater, Hardwood painted double glazed sash window (affording Coastal Sea views), ceiling light, 5 power points, painted tongue and groove clad ceiling and wall and a door to:-

#### Walk in Wardrobe

With hanging rail and shelves.

#### Inner Landing

With fitted carpet, Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater and doors to Bathroom and:-

### Bedroom 3



8'5" x 7'1" (2.57m x 2.16m)

With fitted carpet, Dimplex storage heater, uPVC double glazed window (affording Mountain views), ceiling light and 4 power points.

### Bathroom



9'0" x 7'2" (2.74m x 2.18m)

("L" shaped maximum). With fitted carpet, 2 uPVC double glazed windows, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, mirror fronted bathroom cabinet, Chrome electrically heated towel rail/radiator, towel ring, toilet roll holder, Dimplex storage heater, ceiling light, 2 robe hooks and a tiled splashback.

#### Externally

Directly to the fore of the Property is a Lawned/Grassed Garden with Flowering Shrubs, Hydrangeas, Rhododendrons etc (which is bounded by a Pembrokeshire Hedge) from where superb Coastal Sea views can be enjoyed over Newport Bay to Dinas Head. To the rear of the Property is a good sized, enclosed and elevated Lawned Garden with a Fir Tree. Delightful Rural views to Carn Ffoi can be enjoyed from the rear Garden.

Adjacent to the western gable end of the Cottage is a hardstanding which would allow for Parking Space for One Vehicle.

Within 70 yards or so of the Property and adjacent to the Double Galvanised Gates will be a hardstanding area which will allow for an additional Vehicle Parking and Turning Space for the benefit of Ty Canol. (This work will be undertaken by the vendor prior to Completion of Sale).

Outside Electric Light and Outside Water Tap.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. The proposed Vehicle Parking Space within a 70 yards of the Property is coloured green on the same Plan which will be adjacent to the existing double galvanised gates.

### SERVICES

Mains Water and Electricity are connected. Drainage is to a Septic Tank which is situated on Land that is part of Y Glowty (on the opposite side of the Access Lane). Electric Heating via Dimplex Storage Heaters. Woodburning/Multifuel Stove. Double Glazed Windows and Doors throughout (except for One Window). Front Elevation windows and doors are Hardwood painted Double Glazed, whereas the rear elevation windows and doors are uPVC Double Glazed. Telephone, subject to British Telecom Regulations. Loft Insulation.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

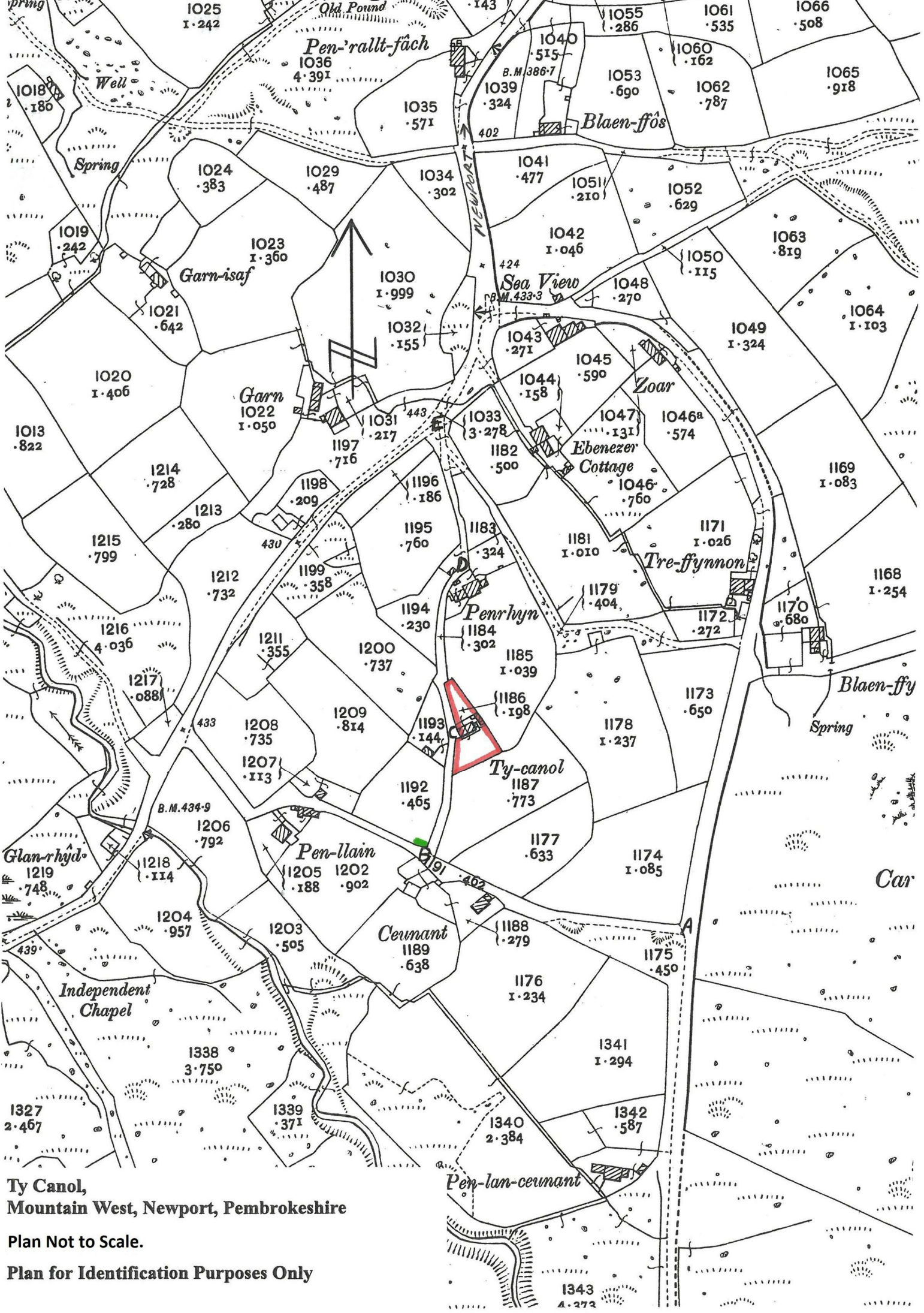
Vehicular and Pedestrian Access Rights of Ways exist in favour of the Property over the hardsurfaced lane between points "A" (Ffordd Bedd Morys), "B" and "C" on the Plan and also over a lane between points "E" (Ffordd Pengawse), "D" and "C" on the same Plan.

N.B. The main Access Lane for the Property is between points "A", "B" and "C" on the Plan. Access Lane, "E", "D" to "C" is much narrower and is only suitable for small high clearance SUV or 4 x 4 Vehicles.

### REMARKS

Ty Canol is a delightfully situated Detached Character Cottage Residence which stands in a Private (but not isolated) location on the hillside on Mountain West, from where superb Coastal Sea views can be enjoyed over Newport Bay to Dinas Head as well as Rural views to Carn Ffoi and Newport Mountain. The Property has a wealth of Character with many attractive features including a n Inglewood Fireplace, Open Beam Ceilings, Tiled Floors, painted T & G Clad Ceilings and Walls, etc etc. In addition, it has Electric Heating, a Wood/Multifuel Stove, Double Glazing throughout, as well as a Loft Insulation. It benefits from a sizeable enclosed front and rear Lawned Gardens with Flowering Shrubs from where delightful

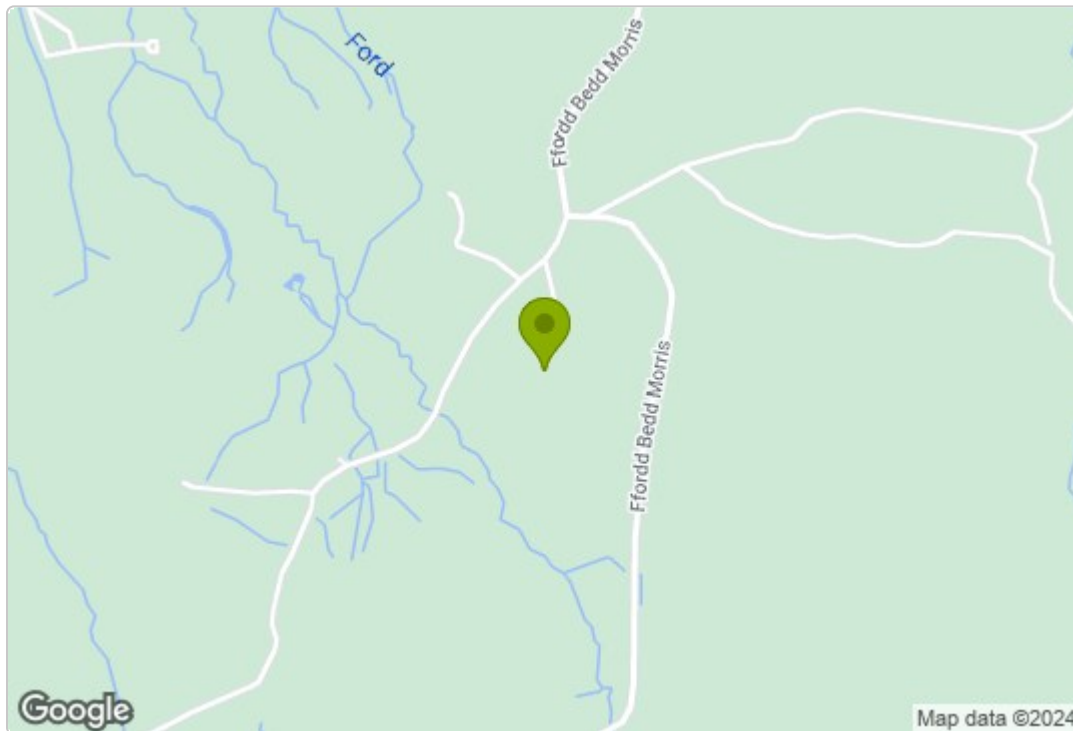
views can be enjoyed. It is ideally suited for a Couple, Family, Investment or for Letting purposes and is offered "For Sale" with a realistic Price Guide. Early inspection strongly advised.




**Ty Canol,**  
**Mountain West, Newport, Pembrokeshire**  
 Plan Not to Scale.  
 Plan for Identification Purposes Only

## Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**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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