



CARDIGAN
BAY
PROPERTIES

EST 2021

Ty Hen, Lower St. Mary Street, Newport, SA42 0TS

Offers in the region of £450,000





Ty Hen, Lower St. Mary Street, SA42 0TS

- No onward chain
- Popular Newport location
- Three double bedrooms
- Two bath/shower rooms
- Garage and rear storage shed
- Historic former mariners' cottage
- Walking distance to Parrog
- Fourth child's bedroom/home office
- Sun room overlooking the garden
- EPC Rating : C

About The Property

Looking for a character home with a strong sense of history, a very handy Newport location, a garage, and a surprisingly good rear garden? Ty Hen is a well-kept semi-detached house close to the Parrog, the coast path and the centre of Newport, offering flexible four-bedroom accommodation in one of the most sought-after parts of Cardigan Bay in West Wales.

Ty Hen, meaning Old House, has an interesting local story behind it. Built in the mid-1800s as one of a pair of cottages for mariners working from Newport Parrog, it reflects the village's past as an important trading and shipbuilding port. Originally known as 2 Ivy Cottages, the house has been renovated and extended over the years, particularly in the 1970s, and has since been kept up to date to suit modern day living while still holding onto that sense of age and character that gives older homes their appeal.

Set right in the heart of Newport, this is a property that suits buyers wanting a proper coastal village base with day-to-day convenience. The Parrog estuary, coast path, shops, places to eat and other local amenities are all close by, making it easy to see why this part of Cardigan Bay remains so consistently popular. For anyone searching in West Wales, Newport tends to hold its appeal for the long term, and this house sits in a particularly handy position within the village.

The ground floor has a practical, comfortable layout. An entrance hallway gives a good first impression, with slate-style flooring running through much of the downstairs and a cloakroom/WC adding useful everyday practicality. The living room is an especially good-sized main reception space, with a bay window to the front and a fireplace creating a natural focal point. It feels like a room that can cope well with family life, while still being a pleasant place to settle into in the evening.

Offers in the region of £450,000



Continued

From here, patio doors open through to the sun room at the rear. This is a real asset in my view, as it gives the house another sitting or dining area and creates a strong link with the garden. With glazing and double doors out to the patio, it is a room that would work well across much of the year, whether used for morning coffee, reading, or extra dining space when family and friends are over.

There is also a separate dining room, which helps the house feel more versatile than many village properties of this era. It sits conveniently alongside the kitchen, making it practical for everyday meals as well as more formal use when needed. The kitchen itself is fitted with matching wall and base units and has a straightforward, workable layout with good storage and preparation space. A stable door leads directly out to

the rear, which is always useful for garden access, shopping, and general day-to-day living.

Upstairs, the house continues to offer more space than first impressions might suggest. There are three double bedrooms, along with a fourth child's room currently used as a home office, which feels very sensible given how many buyers now want work-from-home flexibility. Even as an office, nursery or dressing room, that extra room adds something valuable to the overall layout.

Another strong point is the presence of two bath/shower rooms on the first floor. That makes the house easier to live in for families, visiting guests, or anyone wanting a bit more flexibility in how the bedrooms are used. It is the sort of feature that can make a real difference in a busy household and is

not always easy to find in period village homes.

Outside, the rear garden is a particularly appealing part of the property. Access is available from the sun room, the kitchen, or via the side path, and the layout gives a good balance between seating space and planted areas. There is a patio directly off the house, ideal for outdoor dining or simply sitting out, with steps leading up through the garden beyond. The planting has clearly been cared for, with a mix of shrubs, flower beds and established greenery giving it a mature feel. A feature pond adds another point of interest, and the outlook back towards the house shows just how well the garden complements the accommodation.

The garage is another useful addition, providing parking for one vehicle or valuable storage depending on requirements. There is also an outdoor storage shed with lighting, which is the kind of practical extra that often proves more useful than expected for tools, bikes, garden equipment or coastal gear.

Overall, this is a house with plenty going for it: history, a very good village position, flexible accommodation, useful parking and a garden that feels established and well balanced. For buyers looking at Newport, especially those wanting something with character but without losing everyday practicality, Ty Hen is a strong option and well worth a closer look.

To arrange a viewing and get a better feel for both the house and its setting, please get in touch.

INFORMATION ABOUT THE AREA:
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Located in Newport, the town's amenities including shops, a primary school, cafes, and pubs. The area is renowned for its estuary and the golden beaches of

Newport Sands, offering plenty of opportunities for outdoor activities and leisurely strolls along the Cardigan Bay coastal paths and the nearby Preseli mountains.

Hallway
4'2" x 16'2"

Living Room
12'1" x 23'3" (max)

Sun Room
11'4" x 11'4"

Dining Room
11'0" x 13'1"

Kitchen
10'9" x 11'7"

Landing
5'5" x 7'5"

Bedroom 2
11'1" x 11'5"

Bedroom 3
11'0" x 11'6"

Office/Child's Room
5'6" x 8'2"

Inner Landing
3'7" x 5'1"

Bathroom
11'0" x 7'8"

Shower Room
7'1" x 5'1"

Bedroom 1
11'0" x 14'7"

Garage
11'1" x 14'10"

Garden Shed
3'10" x 11'1"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:





COUNCIL TAX BAND: E – Pembrokeshire County Council
 TENURE: FREEHOLD
 PARKING: Garage Parking
 PROPERTY CONSTRUCTION: Traditional Build
 SEWERAGE: Mains Drainage
 ELECTRICITY SUPPLY: Mains
 WATER SUPPLY: Mains
 HEATING: Gas (Mains) boiler servicing the hot water and central heating
 BROADBAND: Connected – TYPE – Standard *** – up to Download: 74Mbps Upload: 17bps *** FTTP with ADSL filter– PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)
 MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available EE good , please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)
 BUILDING SAFETY – The seller has advised that there is possible asbestos content in artificial slates on pitched roof

RESTRICTIONS: The seller has advised that there are none that they are aware of.
 RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
 FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A
 COASTAL EROSION RISK: None in this location
 PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
 ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
 COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top

of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/03/26/OK/TR









CARDIGAN
BAY
PROPERTIES
EST 2021





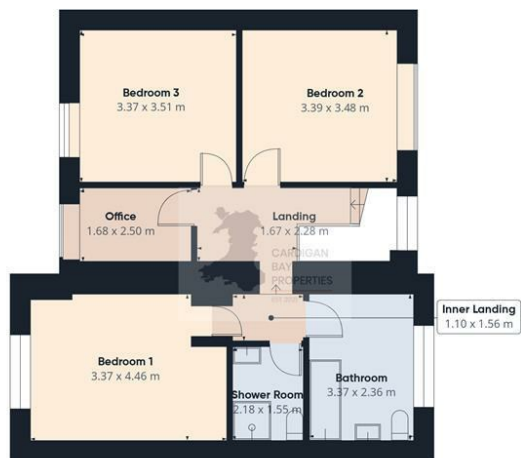
DIRECTIONS:

From Cardigan, head towards Newport on the A487. As you enter the town of Newport, you will see The Golden Lion on your right-hand side. Take the next right-hand turn, follow the road down and the property is on your left-hand side as denoted by our for sale sign.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Inner Landing
1.10 x 1.56 m



Approximate total area^m

153.8 m²

Reduced headroom

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk