



Llysdeg, Market Street, Newport, SA42 0PH

Offers in the region of £560,000



CARDIGAN
BAY
PROPERTIES

EST 2021





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- Five bedrooms character home
- Off-road parking
- Separate entrances for house and annexe
- Located in the heart of Newport, Pembrokeshire
- Potential for business use (subject to consents) or multi-generational living
- House with self-contained annexe
- Garden with several seating areas
- Full of character with bay windows and wooden beams
- Just a 9 min drive to Newport Beach & 5 min drive to Parrog
- EPC rating : C

About The Property

This five-bedroom house with a very versatile annexe/overflow accommodation, tucked into the centre of the heart of Newport, Pembrokeshire, combines everyday practicality with rare scope a home with commercial opportunities (subject to the necessary contents) or multi-generational living, all just a short walk from the coastline and local amenities in this vibrant village.

Set in a central spot on Market Street in the sought-after town of Newport, this character property offers a mix of original features, generous proportions and flexible options for how the space is used. It's a house with history, and for those with an eye for opportunity, it offers more than just a place to live. Whether it's a home for a growing family, a dual-living arrangement, or something more income-focused like a holiday let or business premises, this one has the scope to suit.

The main house stretches over two floors. At the front, two bay-windowed rooms mirror each other—currently used as a lounge and a dining area—with exposed beams adding a warm, traditional feel. Light filters through the bay windows, softening the atmosphere and giving these rooms a calm, grounded look. They could be left as they are, or used differently depending on what's needed.

Beyond these rooms lies the kitchen, which runs along the back of the house and looks out over the garden. There's a Rayburn tucked into one side, along with a mix of wall and base units and enough space for a dining table in the centre. A small rise in floor level leads to a snug that could easily be used as another sitting area, reading nook or casual space for kids. Next to this, a practical utility room connects to a wet room and also provides access into the annexe.



Continued;

Upstairs, the main house has four double bedrooms and a smaller room which could be used as a study or office, craft space, or just for storage. Built-in wardrobes have been added to three of the bedrooms, making good use of the space without taking up floor area. The bathroom on this level is a good size, with space for a family to use without feeling cramped.

The annexe is accessed from the side of the property or through the main house via the utility room, depending on how it's set up. This part of the property has a straightforward layout, making it ideal for anyone needing separate accommodation. There's a hallway leading to a kitchen, a good-sized living/dining room, a double bedroom, a shower room, and a storage space. A porch at the back opens directly into the garden, keeping the outdoor space

easily accessible.

What makes this property stand out is how it blends indoor and outdoor life. The garden isn't overly complicated or high-maintenance, but it has clear areas for different uses. Directly outside the kitchen and annexe porch is a paved area, framed with raised beds that bring colour and life through the seasons. From there, steps rise to a lawn surrounded by shrubs and bordered by a wooden fence. A gravel path splits the space again, leading to another paved section and a block-built shed—great for storing garden tools or outdoor furniture. There's room at the end for a vegetable plot for anyone who enjoys growing a few things at home.

At the front, there's a small patio seating area and a parking space for one car, which is useful given the central location.

Market Street puts the town on the doorstep—shops, cafés, restaurants and local services are all within walking distance, meaning day-to-day life here is straightforward and convenient.

Newport is one of those places that brings people back time and again. The two beaches—Traeth Mawr and The Parrog—offer contrasting settings, with the estuary in between home to wildlife and birdlife throughout the year. Carningli Mountain rises behind the town, adding another dimension for walkers and those who enjoy the outdoors. But it's not just about the scenery. Newport has a strong sense of place, with local businesses, a primary school, pubs and restaurants that give it a year-round liveliness that's hard to find in many coastal towns.

Back at the property, the scope it offers is clear. The annexe works well as guest accommodation or for anyone who needs privacy while staying connected to the main house. It could also be used as a long-term let, a holiday rental or even a work-from-home base, depending on what's needed. Meanwhile, the main house itself offers space for family life without sacrificing character, and the layout means the different zones all serve a purpose.

There's further potential too. The property has previously been used as a restaurant, and given the frontage onto Market Street, there could be scope for some kind of commercial venture again—subject to any necessary permissions. That's something that won't appeal to everyone, but for those who do want to blend work and home life, it's an option worth considering.

This isn't a home that needs explaining. It speaks through its materials, layout, and location. Solid, adaptable, and right at the centre of a town that balances coast, countryside and community.

Entrance Hallway
5'1" x 3'7"

Hallway
10'7" x 5'1"

Lounge
17'7" x 11'1" (into bay)

Dining Room
17'7" x 10'6"

Kitchen Area
13'6" x 10'5"

Snug Area
11'3" x 9'2"

Rear Hall
14'1" x 7'11"

Rear Utility/Halway
8'0" x 6'5"

Wet Room
10'0" x 6'5"

First Floor Landing
19'0" x 5'4"

Bedroom 1
18'10" x 10'2" (into bay)

Office room
7'6" x 5'5" (into bay)

Bedroom 2
14'5" x 11'2" (into bay)

Walk In Dressing Room
11'4" x 6'1" (max)

Bedroom 3
14'3" x 10'7"

Family Bathroom
15'9" x 10'0" (max)

Bedroom 4
13'8" x 11'9"

Additional accomadation

Hallway
5'6" x 12'8"

Studio room
10'4" x 9'9"

Kitchen
12'8" x 9'0"





Inner Hallway
2'6" x 2'5"

Shower Room
9'5" x 7'2"

Living Room
16'0" x 11'3"

Conservatory
6'7" x 5'1"

Bedroom 5
13'7" x 9'0"

Garden Shed
9'9" x 5'3"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F- Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road 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 and a log burner in the lounge

BROADBAND: Connected - TYPE - Superfast Sky boradband*** - up to 59 Mbps Download, up to 11 Mbps upload *** FTTC, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/>

(Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , 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 are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that they have a right of way down the side alleyway to access

the door to the annex

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.

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, located in a conservation area, the owner has a right of access down the side alley to access the annex

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

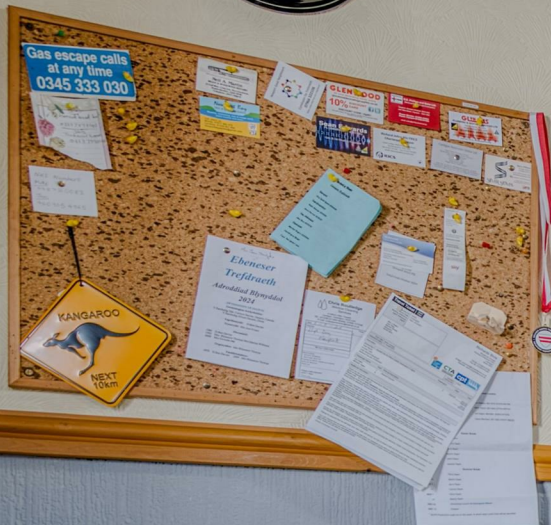
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

TR/TR/04/25/













DIRECTIONS:

From Cardigan take the A487 towards Fishguard. Drive through the village of Eglwysrwrw and into the village of Newport, at the crossroads in the centre of the village turn left up Market Street, and the property is located near the top on the left, denoted by our for sale sign.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@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.

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