PRESCELLI

SALES·LETTINGS·MAINTENANCE

Tyrhibin Ganol

Newport| SA42 0NT



"A little corner of Pembrokeshire to call your own, with Newport Sands within walking distance and the coast and countryside waiting to be explored."

OFFERS IN THE REGION OF

£269,950

Your Own Little Corner of Pembrokeshire

Tyrhibin Ganol is a charming two-bedroom semi-detached cottage, compact in scale but thoughtfully arranged over two floors and occupying a unique coastal location. The property has a warm and cosy character throughout, with the elevated first-floor sitting room making particularly good use of the outlook. Modern double glazing, central heating and a newly installed LPG boiler provide useful modern comforts, while the cottage retains the simplicity and character expected of a property of this type.

The front door opens into a small entrance porch, leading through to the kitchen and dining area. Practical and welcoming, the kitchen/diner has tiled flooring and a layout that works well for everyday use. The rear hallway leads through to the ground-floor accommodation, including a double bedroom with built-in storage and a separate modern shower room with space for the washer/dryer. The hallway also provides space for outerwear and access to the rear garden.

Upstairs, the sitting room is a particularly appealing part of the cottage. Its elevated position allows the room to enjoy the surrounding views, with the landscape extending across the estuary, Dinas Head and the Preselli Hills beyond. It is a cosy and peaceful space, well suited to relaxing at the end of the day. The second bedroom is a versatile room with built-in storage and can be arranged as either a single, twin or double, making it suitable for guests or family use.

Outside, the property has a modest rear garden which is easy to maintain, with a pathway running around the house to a garden area incorporating a shed and space for bin storage. There is verge parking for two cars directly opposite the cottage, conveniently positioned close to the property.

The property benefits from a shared private water supply from a natural spring, which is treated through an established UV treatment system. Sewerage is via a shared cesspit. These arrangements are well established and have served the property and the adjoining property since the property was built.







KEY FEATURES

- Semi detached property
- Two bedrooms
- 1st floor reception with estuary views
- Rural/Coastal Location
- Potential income generation

ESSENTIAL INFORMATION

EPC rating	E (39)
Tenure	Freehold
Council tax	C - £1,535.96
Heating	LPG Gas
Sewerage	Cesspit
Chain	Chain Free

A Cosy home, Retreat for Weekends, Holidays and Longer Stays











ACCOMMODATION

Ground Floor

Entrance Porch	4'4" x 2'11" (1.32m x 0.90m)
Kitchen / Diner	13'4" x 14'9"(4.07m x 4.51m)
Hallway	3'0" x 9'7" (0.92m x 2.93m)
Bedroom	9'4" x 9'6" (2.85m x 2.91m)
Bathroom	5'7" x 9'7" (1.71m x 2.93m)

First Floor

Living room	12'11" x 14'8" (3.95m x 4.49m)
Bedroom	8' 2" x 7'5" (2.51m x 2.28m)

Over the years, Tyrhibin Ganol has been enjoyed as a holiday let, family retreat and long-term rental, providing a much-loved base from which to enjoy North Pembrokeshire. Its appeal lies not only in the cottage itself, but in the way of life that comes with its setting; days shaped by the weather, the tide and the freedom to step outside and explore. It is a particularly appealing location for beach lovers, walkers and those looking to escape the pace of everyday life.

Newport Sands is less than a mile away, making it easy to enjoy an early morning dog walk, a stroll along the shore or simply some time beside the sea. The changing views across the bay give the beach a different character throughout the day, while back at the cottage, spectacular sunsets are a regular feature.

Newport itself is a small market town set on the River Nevern, with a relaxed and independent feel. Its historic streets are home to a selection of cafés, pubs, restaurants, galleries and local shops, providing everything needed for everyday life as well as a welcoming choice of places to eat, meet and unwind.

For those who enjoy the outdoors, footpaths lead into the surrounding countryside and towards the Pembrokeshire Coast Path, while Newport Golf Club is also close by. The tidal estuary and mudflats are within a short walk, offering an excellent setting for birdwatching and the opportunity to observe a rich variety of coastal and wetland wildlife. The Preseli Hills and surrounding moorland are also within easy reach, making this an area with plenty to explore, from coastal walks and beaches to open countryside and the wider landscape of North Pembrokeshire.

THE LOCATION

A Cottage Within Walking Distance of the Sea

There is plenty to enjoy close to Tyrhibin Ganol, from a morning by the sea and coffee at Cat Rock Café to lunch and galleries in Newport or an evening watching the changing light across the estuary. For wildlife enthusiast seals can often be spotted at Ceibwr Bay near Moylegrove, while the nearby garden centre, just five miles away, provides another enjoyable destination. Whether as a cosy home, holiday cottage, weekend base or private retreat, Tyrhibin Ganol offers the opportunity to have a little corner of North Pembrokeshire to call your own.

DISTANCES & LOCAL AMENITIES

- Newport Links Golf Club – 0.6 mile
- Cat Rock Café – 0.6 mile
- Newport Sands – 0.8 mile
- Newport Town Centre – 1 mile
- River Nevern & Estuary – Approx. 1 mile
- Newport Boat Club – 1.1 miles
- Pembrokeshire Coast Path – Within walking distance
- Cwm yr Eglwys – Approx. 5 miles
- Preseli Hills & Moorland – Approx. 5 miles
- Ceibwr Bay & Garden Centre, Moylgrove – Approx. 5 miles
- Cardigan – Approx. 8 miles
- Fishguard – Approx. 9 miles
- St Davids – Approx. 17 miles

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.





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