

YET-Y-RHOS, CILGWYN ROAD,
NEWPORT, PEMBROKESHIRE, SA42 0QN



GUIDE PRICE £500,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

YET-Y-RHOS, CILGWYN ROAD, NEWPORT, PEMBROKESHIRE, SA42 0QN

“A desirable small holding situated within the Pembrokeshire Coast National Park”



4 bed detached cottage
Traditional stone outbuilding for domestic storage purposes or other uses subject to planning (stp)
Large private grounds
Extends in total to 8.73 acres
Approximately 6.52 acres of Agricultural Land and Woodland



SITUATION

Yet-Y-Rhos is situated within the Pembrokeshire Coast National Park just off Cilgwyn Road to the south of the coastal town of Newport, a popular tourist destination. Newport town straddles the Fishguard to Cardigan (A487) road. Newport town (approximately 2 miles from the property) has the benefit of a compact but varied shopping center with most facilities including a Post Office, Primary School, Church, Chapel, Restaurants, Hotels, Health Center and a Dental Surgery.

The Pembrokeshire coastline at The Parrog is located within 3 miles of the property which benefits a beach, golf course, boat club, restaurants and camping grounds.

DIRECTIONS

From Fishguard take the main A487 road east for some 7 miles and head through the town of Newport, take the 4th right (a short distance past The Golden Lion Pub) signposted Cwm Gwaun and Cilgwyn. Continue on this road for approximately 0.2 miles and bare left onto King Street/Fordd Cilgwyn. Continue on Fordd Cilgwyn for a further 1.5 miles and the property is located up a private track on the right. A 'For Sale' is erected at the roadside entrance.

OS GRID REFERENCE

SN736 4083 - The property is edged red for identification purposes on the attached plan

ACCOMODATION

GENERAL DESCRIPTION:

Yet-Y-Rhos comprises of a 4 bedroom, 1 bathroom detached cottage set in grounds extending to approximately 8.73 acres. The property sits within its own private grounds with a spacious parking area to the front and mature gardens and grounds to the rear. Of the 8.73 acres, approximately 6.52 acres is agricultural land and wood.

The dwelling is of solid stone wall construction under a duo-pitched slate roof with stone chimneys. The property benefits from UPVC windows and doors. The property is in need of refurbishment.

GROUND FLOOR:

Front entrance comprised of tiled flooring leads into the reception hall with doors leading off to the two main reception rooms and kitchen. The entrance way provides access through the property to the garden.

Front room (2.90m x 7.10m)

On the immediate left on entering the property is a front room with a fireplace surround and slate hearth. The room contains carpet floor covering and benefits from two radiators.



Kitchen (4.18m x 2.51m)

A door on the immediate right of the reception hall provides access to the kitchen with tiled floor covering, fitted floor and wall units, electric hob and oven. The kitchen provides access into the dining room.

Dining room (3.92m x 3.75m)

Inglenook fireplace with oil fired rayburn, radiator, carpeted and stairs to first floor accommodation.



FIRST FLOOR:

Bedroom 1 (3.13m x 2.50m)

Single size bedroom with radiator and carpet floor covering.



Bedroom 2 - L Shaped (3.46m max x 2.67m max)

Double bedroom with radiator and carpet floor covering. Adjoining bathroom on landing.



Bathroom (1.59m x 2.97m)

Bath, WC, wash hand basin with over head shower, radiator, glazed window and laminate floor.



Bedroom 4 (3.90m max x 3.50m max)

Double size, radiator, carpet floor covering with feature wooden paneling wall.



EXTERNALLY

The property has a graveled forecourt to the front with ample parking. On the northern gable of the property is a traditional stone building structure (4.80m x 8.55m) currently used for domestic storage and garden purposes but could be suitable for other purposes stp.



The Land and Garden

Yet y Rhos as a whole extends to approximately 8.73 acres in total. There is 6.52 acres of agricultural land with the house, domestic curtilage and established garden with mature planting set within 1.50 acres.

The agricultural land is all laid to pasture and is considered suitable for both grazing and mowing purposes. The laid is split into 4 conveniently sized blocks and are considered gently sloping in nature. The land benefits from a mains water supply and can be accessed off the private track. There is no road side access.



SERVICES

Yet-Y-Rhos benefits from mains water and electricity supplies and is connected to a private drainage system. The house has an oil-fired central heating system.

Bedroom 3 (3.00m x 3.40m)

Double size bedroom, radiator and carpet floor covering.



ACCESS

The property benefits from highway access off Cilgwyn Road. After turning off the highway, access to Yet-Y-Rhos is along a private track over which the property has a right of way. It is of part concrete and part tarmac construction.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

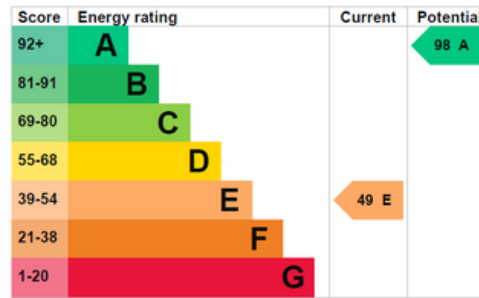
TENURE AND POSSESSION

The property is offered freehold with vacant possession.

AGRI-ENVIRONMENT SCHEMES:

The land is not entered into any Agri environmental schemes. The property does however lie within the Pembrokeshire Coast National Park Authority (PCNPA).

ENERGY PERFORMANCE CERTIFICATE



BASIC PAYMENT ENTITLEMENTS

Basic Payment Entitlements are not included within the sale.

SPORTING, MINERAL & TIMBER RIGHTS

All sporting, mineral and timber rights will be included within the freehold as far as they are owned.

STATUTORY AUTHORITIES

Pembrokeshire Coast National Park Authority, Llanon Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Telephone: 01646 624800

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT. Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP Telephone: 0300 065 3000

NATIONAL RESOURCES WALES

From the National Resources Wales Flood maps we understand that the property is not susceptible to flooding.

METHOD OF SALE

Offered for sale by private treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors.

VENDORS SELLING AGENTS

Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

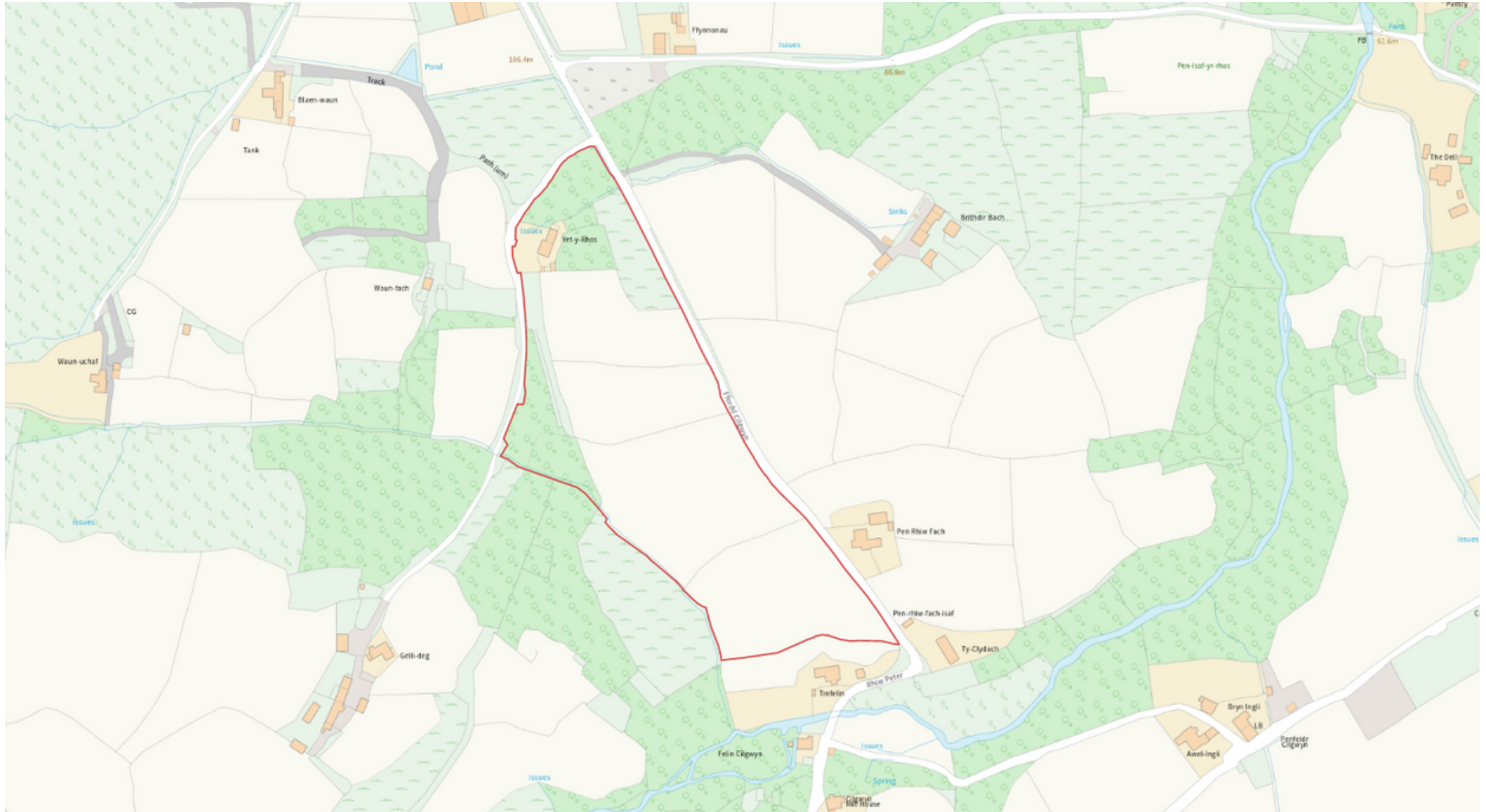
Email: Isabelle@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak Isabelle Davies.

PLANS, AREAS AND SCHEDULES

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

PLAN OF THE PROPERTY



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk

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LOCATION PLAN



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