



Ailfryn  
Fishguard Road | Newport | Pembrokeshire | SA42 0TY

FINE & COUNTRY

# SELLER INSIGHT

“Nestled on the stunning Pembrokeshire coast, and flanked by mountains to the south and a long sandy beach to the north is Newport, a bustling little town that boasts award-winning restaurants, cosy pubs and a range of shops that cater for day-to-day needs. Ailfryn is a lovely five-bedroom cottage that occupies an enviable location just a short walk from both the town and the beach, and which also enjoys truly breathtaking views.

“It was a real combination of both the look and feel of the cottage and this amazing location that sold the property to us fifteen years ago,” says the owner. “It’s a really comfortable family home with a good-size garden, and it also enjoys gorgeous sea views from the back, and from the front you can see right the way across rolling countryside to the Preseli Hills in the distance. From the very first viewing we knew it was a place where we would be able to enjoy a really fantastic quality of life.”

“The cottage was really quite dated when we came here, so over time we’ve done a lot of work to updated it and generally make it more conducive to modern family life. We took down a wall to make the kitchen open plan and we linked it to a brand new conservatory, which gives that sense of bringing the outside in even on the dulllest of days. We also upgraded the bathrooms, replaced the carpets with gorgeous wood flooring, and the décor has always been kept nicely up to date. It’s now a really light, bright house with a fantastic feeling of space.”

“The garden is another really nice feature of the property, and it was the perfect size and very safe and secure for our children when they were young. There’s a large patio just outside the conservatory, a good-size lawn and an assortment of plants and fruit trees that add just the right amount of colour and interest without the need for lots of maintenance. The garden is a lovely space, but the standout feature has to be the view!”

“The open-plan kitchen is definitely the hub of the house, but I also really like the atmosphere of the living room. When it’s blowing a gale outside and the log burner is roaring away, it takes on a fantastically cosy atmosphere.”

“Newport is a gorgeous place. It attracts lots of visitors all year round so there’s a superb array of shops, cafes, restaurants... everything you might want or need. Our children spent hours riding their bikes along the estuary or swimming in the sea when the weather was warm, and there’s a myriad of walks, both along the coast and up to the mountains so we spent a lot of our time outdoors. It’s a really idyllic place to bring up a family.”

“The house is great for entertaining. Last year we had a big Christmas celebration to which we invited a dozen or so relatives, and at no point did we feel on top of one another.”

“The house is lovely, but it’s everything that Newport and the surrounding area has to offer that we enjoyed most about living here,” says the owner. “As I said before, it’s a place where you can enjoy a really fantastic quality of life.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# ACCOMMODATION

---

Nestled on the stunning Pembrokeshire coast and flanked by mountains to the south and a long sandy beach to the north is Newport.

Ailfryn, occupying an enviable, elevated position with stunning sea and beach views, is a stones' throw from both beach and a bustling little town that boasts award-winning restaurants, cosy pubs and a range of shops that cater for day-today needs. With a high-quality finish throughout, Ailfryn is a charming five bedroom cottage with a lot to offer.

The beautifully presented, light and airy hallway invites you through to the cosy and relaxing living room, with wood burning stove, ideal for warming up after those 'wintry beach walks', the modern, thoughtfully planned, dining kitchen is the hub of the home and provides an effortless social space flowing through to the conservatory looking out onto the rear garden, a good sized utility room is off the kitchen with WC and two double bedrooms, one looking to the rear garden and one looking to the fore with a bathroom, complete the ground floor.

The landing is light and welcoming with stunning views over to the beach and sea leading, to the three beautifully presented double bedrooms and a well-appointed bathroom, Ailfryn continues to pleasantly surprise with the standard of accommodation on offer.

Amazing views are found from the well-established and mature rear garden, with patio seating area inviting you to sit and enjoy the views on those long summer evenings.

To the fore, a gated driveway and a garage provides storage for all your paddleboard needs!

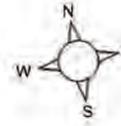
Ailfryn; breathtaking views, a place to call home.





# INFORMATION

**Ailfryn, Fishguard Road, Newport**  
**Approximate Gross Internal Area**  
**Main House = 1858 Sq Ft/173 Sq M**  
**Garage = 193 Sq Ft/18 Sq M**  
**Outbuilding = 67 Sq Ft/6 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dlg/8544656/MPE



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd Registered in England and Wales. Company Reg No. 11918780. Registered Office: Kemp House, 160 City Road, London, United Kingdom, EC1V 2NX Printed 28.04.2023



Council Tax Band: f

Tenure: Freehold

Price £550,000



Fine & Country  
44 High Street, Narberth, SA67 7AS  
01834 818 076 | pembrookshire@fineandcountry.com