



, Newport, NP11 7LJ

£340,000

- Modern Semi Detached Home
- Five Bedrooms including a Large Attic Bedroom
- Modern Kitchen with Appliances
- Large Utility Room and Garage
- Off Road Parking
- Accommodation over Four Storeys
- Family Shower Room | En-Suite Shower Room | Two WC's
- Large Open Plan Lounge with Balcony
- Enclosed Rear Garden with Side Access
- Viewing Essential to Fully Appreciate

, Newport NP11 7LJ

Located in the village of Ynysddu, this modern semi-detached family home offers an impressive blend of space and contemporary living. Spanning four storeys, the property boasts five well-proportioned bedrooms, including a master bedrooms with en-suite shower room providing a private retreat for relaxation. The heart of the home is the open-plan lounge, which features a delightful balcony, perfect for enjoying the fresh air and scenic views. The modern kitchen and dining area are designed for both functionality and style, making it an ideal space for family gatherings and entertaining guests. The property offers a modern family shower and two additional cloakroom/WC's. The large ground floor utility room offers additional room for hobbies or storage and the garage can be accessed via the entrance hall. Outside, the garden extends from the living space, offering a lovely outdoor area for children to play or for hosting summer barbecues. Additionally, the property provides parking for up to four vehicles, a rare find in many homes, ensuring that you and your guests will always have a place to park. Viewing is essential to fully appreciate the layout and accommodation offered.



5



2



3



B

Council Tax Band: E



Entrance Hall

Double glazed composite entrance door, painted finish to walls and ceiling, spot lighting, tiled flooring, radiator.

Cloakroom/WC

Painted finish to walls and ceiling, low level WC.

Utility/Hobby Room

18'4" x 11'2" (5.60 x 3.41)

Painted finish to walls and ceiling, plumbing for sink and automatic washing machine, space for washing machine and tumble drier, radiator.

Garage

11'9" x 21'4" (3.59 x 6.52)

Roller shutter door, wall mounted gas central heating combination boiler.

First Floor Landing

Painted finish to walls and ceiling, stairs leading to third floor accommodation.

Open Plan Lounge/Dining Room

11'7" x 32'6" (3.55 x 9.93)

Painted finish to walls and ceiling with spot lighting, double glazed sliding patio doors to front aspect with mountain views leading to Balcony with glass balustrades, tiled flooring, wall mounted electric fire set on brick faced fireplace, radiators, double glazed sliding patio doors leading to rear garden, open-plan to kitchen.

Kitchen

8'10" x 11'1" (2.71 x 3.38)

Double glazed window to rear aspect, painted finish to ceiling, spot lighting, modern base and wall cabinets, single drainer sink, brick faced splash backs, five ring gas hob, extractor hood, double electric oven, built in fridge/freezer, built in dishwasher, breakfast bar island with storage, tiled flooring.

WC

Double glazed window to front aspect with obscured glass, painted finish to walls and ceiling, low level WC, wash hand basin, laminated wood flooring, radiator.

Second Floor Landing

Painted finish to walls and ceiling, spot lighting, stairs leading to third floor.

Bedroom One

11'8" x 10'11" (3.57 x 3.35)

Double glazed window to front aspect with mountain views, painted finish to ceiling, papered and painted finish to walls, radiator.

En-Suite Shower Room

Double glazed window to side aspect with obscured glass, painted finish to ceiling, tiled walls, low level WC, wash hand basin, shower enclosure with shower.

Bedroom Two

10'4" x 11'1" (3.15 x 3.40)

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator.

Bedroom Three

7'6" x 11'2" (2.31 x 3.42)

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator.

Bedroom Five

6'7" x 6'2" (2.02 x 1.89)

Double glazed window to front aspect, painted finish to walls and ceiling, radiator.

Family Shower Room

Double glazed window to side aspect with obscured glass, painted finish to ceiling, spot lighting, shower enclosure with shower, wash hand basin, set in vanity unit, WC, tiled flooring, heated towel rail.

Third Floor Landing

Painted finish to walls and ceiling, door leading to attic bedroom.

Bedroom Four/Attic Room

15'3" x 14'7" (4.65 x 4.46)

Painted finish to walls and part sloped ceiling, under eaves storage, two Velux windows to rear aspect.

Outside

Rear Garden

A rear garden accessed from living area floor via patio doors, an enclosed garden space with timber fencing, exposed stone and painted wall boundary, paved patio in Indian stone pavers, raised artificial grass area with decked seating area, gated side access.

Parking

Private road access to designated parking spaces located in front of the property in communal parking area.







Directions



Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	

