



Glenview Rise, Newbridge, NP11 4HZ

£420,000

- Substantial Modern Detached House
- Four Bedrooms + Modern En-suite to Master
- Lounge and Family Room/Study
- Family Bathroom with Separate Shower
- Off Road Parking
- Quiet Cul De Sac Position
- Large Kitchen/Dining Room with French Doors
- Utility Room and Ground Floor Cloakroom/WC
- Gardens Front and Rear
- Beautifully Presented

Glenview Rise, Newbridge NP11 4HZ

Located in the tranquil cul-de-sac of Glenview Rise, Pentwynmawr, this beautifully presented substantial detached house offers an ideal family home. With four spacious bedrooms, including a modern en-suite, this property is designed for comfort and convenience, together with a family bathroom with separate shower room and a ground floor cloakroom/WC. The heart of the home is undoubtedly the large kitchen and dining room, which features elegant French doors that open onto the garden, creating a seamless flow between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals. Additionally, a utility room provides extra practicality, making daily chores a breeze. The property has two inviting reception rooms, including a lounge and a family room, offering ample space for relaxation and socialising. Each room is filled with natural light, enhancing the warm and welcoming atmosphere throughout the home. For those with vehicles, the property includes off-road parking for up to four vehicles, ensuring that parking is never a concern. The gardens provide a lovely outdoor space. This detached house in Pentwynmawr is not just a home; it is a lifestyle choice, offering a perfect blend of modern living and serene surroundings. With its generous space and thoughtful design, it is an opportunity not to be missed.



Council Tax Band: E



Entrance Hall

Via storm porch, composite double glazed entrance door, three double glazed windows to front aspect, coved and painted finish to walls and ceiling, tiled flooring, stairs leading to first floor accommodation, under-stairs alcove storage.

Cloakroom/WC

Painted finish to walls and ceiling, low level WC, corner wash hand basin, tiled splashback, tiled flooring.

Lounge

15'1" x 11'8" (4.62 x 3.56)

Double glazed window to front aspect, coved and painted finish to ceiling with ceiling rose, painted and papered finish to walls, living flame gas fire set in feature fireplace surround, radiator.

Family Room/Study

8'5" x 16'5" (2.57 x 5.01)

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

Kitchen/Dining Room

22'6" x 9'0" (6.86 x 2.76)

Double glazed window to rear aspect, painted finish to walls and ceiling, spotlights to ceiling, modern base cabinets, units, bowl and a half ceramic white sink, woodblock work preparation surfaces, Rangemaster oven with gas hob and electric ovens, co-ordinating splashback and extractor hood, large pantry cupboard, tiled flooring, radiator, double glazed French doors leading to rear garden.

Utility Room

9'2" x 7'1" (2.80 x 2.17)

Double glazed window to rear aspect, coved and painted finish to walls and ceiling, modern base and wall units, plumbing for automatic washing machine, double glazed door leading to rear garden, tiled flooring, cupboard housing wall mounted gas central heating boiler.

Landing

Painted finish to walls and ceiling, roof access hatch, airing cupboard housing hot water tank.

Bedroom One

9'4" x 14'1" (2.86 x 4.31)

Double glazed window to front aspect with views,

painted finish to walls and ceiling, built in double wardrobe, radiator.

En-Suite Shower Room

Double glazed window to rear aspect with obscured glass, painted finish to ceiling, spot lighting, painted finish to walls, modern suite comprising low level WC and wash hand basin set in vanity unit with storage and display shelving, double shower enclosure with dual shower, heated towel rail.

Bedroom Two

10'10" x 9'0" (3.31 x 2.75)

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

Bedroom Three

11'3" x 10'9" (3.44 x 3.29)

Double glazed window to rear aspect, painted finish to walls and ceiling, radiator, built in double wardrobe.

Bedroom Four

7'9" x 12'11" (2.37 x 3.95)

Double glazed window to front aspect, painted finish to walls and ceiling, built in double wardrobe, radiator.

Family Bathroom with Separate Shower

Double glazed window to rear aspect with obscured glass, painted finish to ceiling, tiled and painted finish to walls, modern suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, shower enclosure with Mira shower, radiator.

Outside

Front Garden

Garden area with lawn, patio area with storm porch, pathway leading to rear garden.

Rear Garden

A patio garden offering seating area and further raised patio with pebbled area, cold water tap, timber fencing.

Paved Driveway to Front

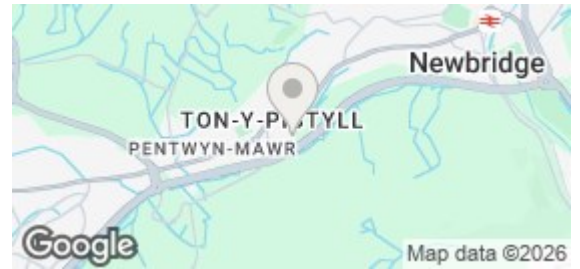
Driveway to front of the property offering of road parking for three cars.







Directions



Viewings

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

EPC Rating:

C

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

