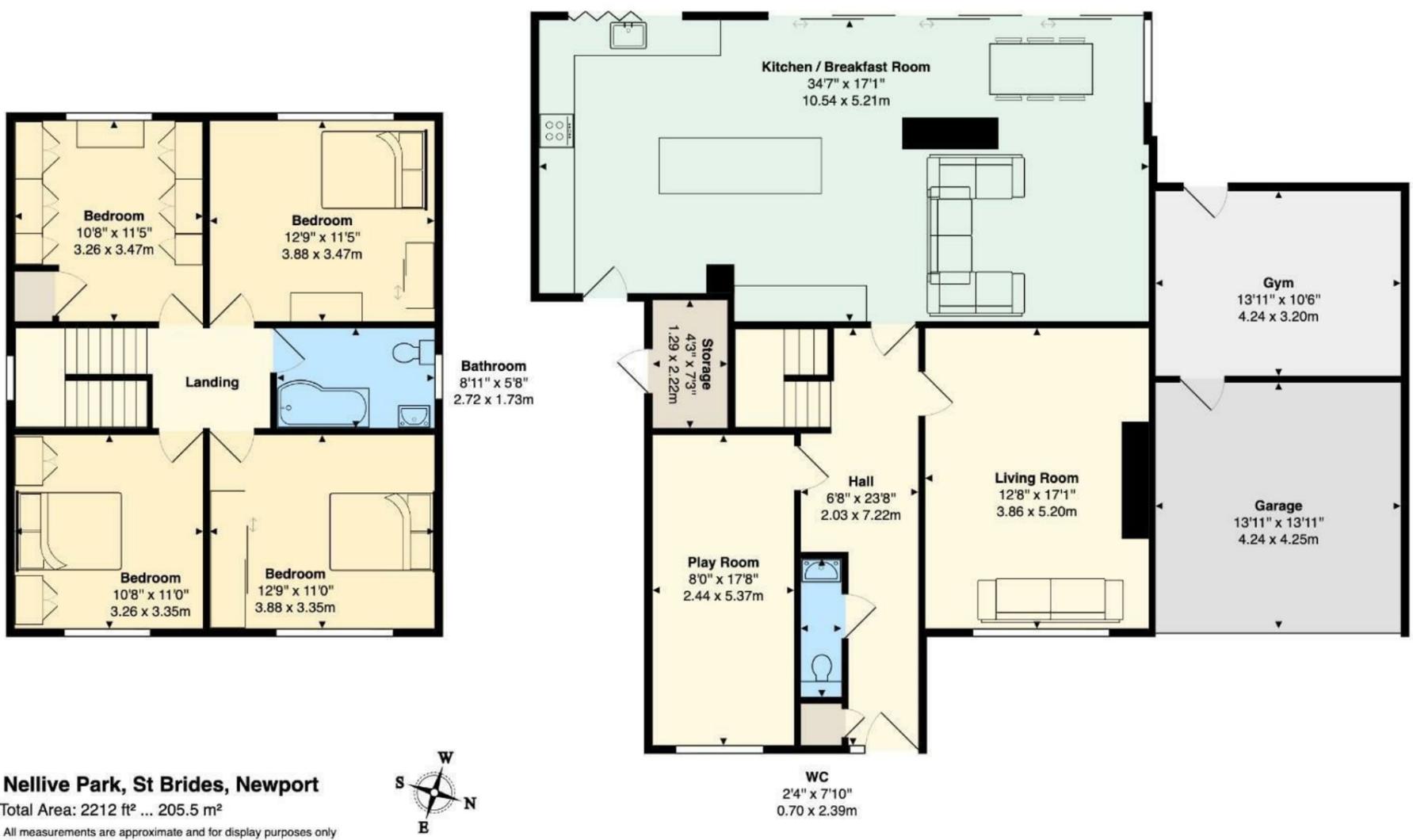


Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



NELLIVE PARK
ST. BRIDES/ WENTLOOGE



Stylish family home in the popular areas of St Brides which offers excellent transport links to the M4.

Comments by - Mr Elliott Hooper-Nash



NELLIVE PARK

ST. BRIDES / WENTLOOGE, NP10 8SE - ASKING PRICE - £525,000



4 Bedroom(s)



1 Bathroom(s)



2212.00 sq ft

Nestled in the charming area of Nellive Park, St. Brides Wentlooge, Newport, this delightful detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an impressive 2,212 square feet, this extended family home boasts four generously sized reception rooms, providing ample space for entertaining guests or enjoying quiet family time.

The property features four well-appointed bedrooms, ensuring that everyone has their own private retreat. The bathroom is conveniently located to serve the needs of the household. Set on a substantial 0.21-acre plot, the outdoor space is equally impressive, offering a lovely garden area for children to play and for hosting summer gatherings.

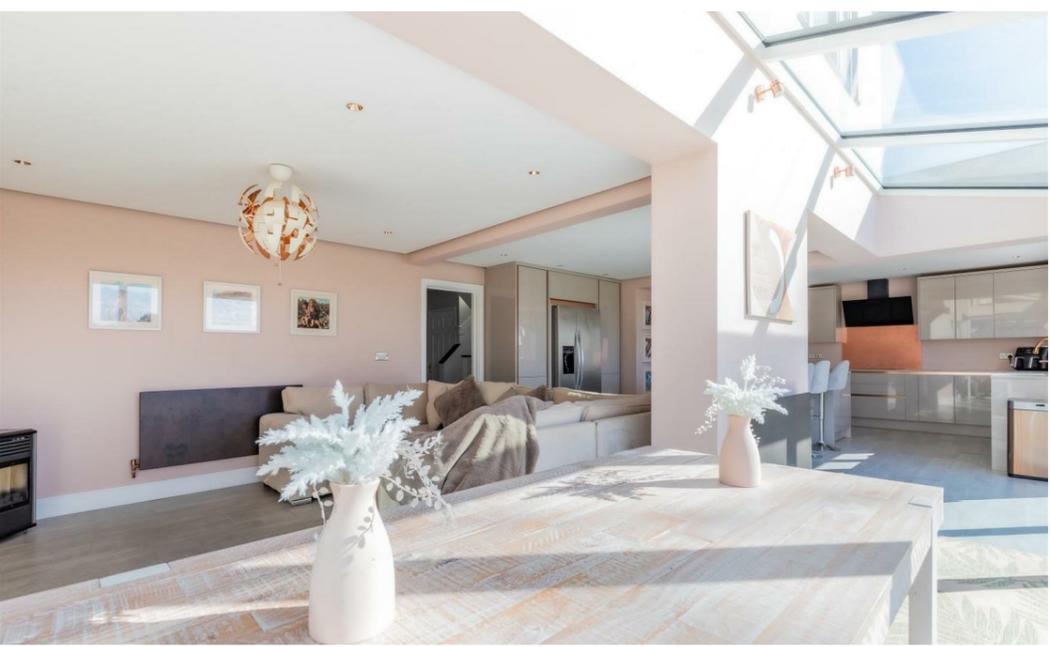
The property is approached via an impressive driveway, which not only adds to the home's curb appeal but also provides ample parking for multiple vehicles. Built between 1976 and 1982, this home combines classic charm with modern living, making it a wonderful choice for those seeking a spacious and inviting environment.

With its incredible entertaining space and thoughtful layout, this property is perfect for families looking to create lasting memories in a welcoming and vibrant community. Don't miss the opportunity to make this splendid house your new home.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Living Room
3.68m x 5.20m (12'0" x 17'0")

WC
0.70m x 2.39m (2'3" x 7'10")

Play Room
2.44m x 5.37 (8'0" x 17'7")

Kitchen / Dining / Living Room
10.54m x 5.21m (34'6" x 17'1")

Double Garage
4.24m x 4.25m (13'10" x 13'11")

Gym
4.24m x 3.20m (13'10" x 10'5")

Storage
1.29m x 2.22m (4'2" x 7'3")

To the First Floor

Bedroom One
3.88m x 3.35m (12'8" x 10'11")

Bedroom Two
3.88m x 3.47m (12'8" x 11'4")

Bedroom Three
3.26m x 3.35m (10'8" x 10'11")

Family Bathroom
2.72m x 1.73m (8'11" x 5'8")

Bedroom Four
3.26m x 3.47m (10'8" x 11'4")
Currently used as a dressing room

Garden
Set in an impressive 0.21 of an acre plot - large patio area and South West facing.

Driveway

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor

Council Tax
Band - F

School catchment

Your catchment English medium primary for admission from July 2023 onwards is Tredegar Park Primary School

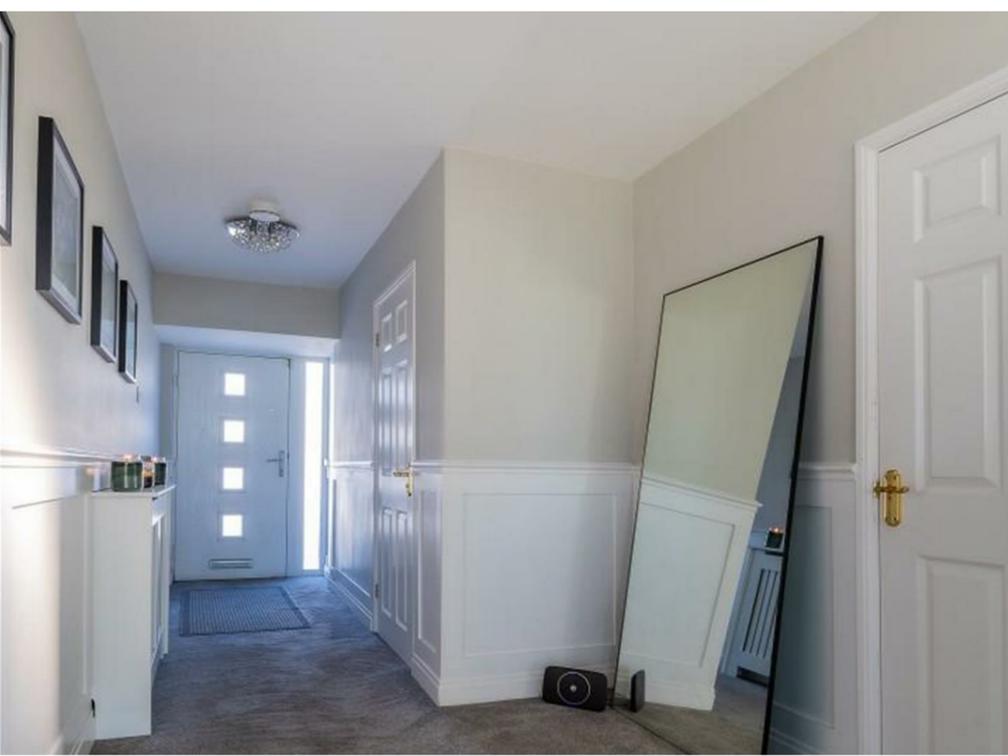
Your catchment English-medium secondary effective from 2021 is The John Frost School

Your catchment Welsh-medium primary effective from 2021 is Ysgol Gymraeg Nant Gwenlli

Your catchment Welsh-medium secondary is Ysgol Gyfun Gwent Is Coed, Newport

Additional Information

Feature ceilings throughout the house
Glass staircase
Lounge - Log burner installed
Kitchen – New kitchen, open plan (3 rooms to 1) open plan and extended out two meters, underfloor heating
Interior front door alarm
Garage – half working garage/ half gym
High Thermal aluminium windows and doors, to the rear, aluminium triple sliding doors, aluminium bi-fold window, aluminium roof light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



