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CARDIFF

VALE

CAERPHILLY

BRISTOL



Dan Y Coed

DRAETHEN



A truly impressive executive home. The whole property has been fully renovated top to bottom to an incredibly high standard, you really could move straight in. The finish is impeccable! With bespoke Kitchen designs, new bathrooms, new ensuites and a beautifully landscaped garden to mention just a few details and upgrades. We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.

Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

ollie.vincent@jeffreygross.co.uk



Total Area: 260.0 m² ... 2799 ft²

All measurements are approximate and for display purposes only

We have loved the village location. It's quiet and peaceful, sitting in the garden listening to the wind in the trees and the birdsong is just perfect. We especially like the space and style of the house, the proportions of the rooms, sitting and relaxing on the balcony in summer, or keeping warm by the fire in winter.

Comments by the Homeowner





Dan Y Coed

Draethen, Newport, NP10 8GB

Asking Price

£800,000



5 Bedroom(s)



3 Bathroom(s)



2799.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Located in the charming village of Draethen, this remarkable detached house offers an exceptional living experience. Spanning an impressive 2,799 square feet, this executive home has been meticulously renovated to the highest standards, and is being sold as chain free ensuring a smooth and easy purchase.

The property boasts five spacious bedrooms, two ensuites and a family bathroom, providing ample space for family living. The remodelled living room is perfect for entertaining guests or enjoying quiet evenings at home.

The bespoke kitchen is stunning. With a beautiful central island, redesigned in April 2021. The space flows seamlessly into the dining area and the newly created utility area beyond, making it both functional and stylish. The addition of new bifold doors allows for an abundance of natural light and easy access to the beautifully landscaped garden, which has been completely transformed to create a serene outdoor retreat. The Home office is bright and airy, and could easily be used as a children's playroom or even a snug.

The attention to detail throughout the home is truly magnificent, with every room thoughtfully redesigned. The upstairs has been reworked, for a smoother flow into the master bedroom. Featuring fully-fitted wardrobes and a private balcony, overlooking the beautiful lawn and patio area, An impressive ensuite / wet room with 'his and hers' sinks, a monsoon shower and an elegant free standing bath.

The property has private driveway parking for up to 2 vehicles, with space for 2 more inside the integrated double garage, with automatic garage doors adding a touch of convenience to your daily routine.

Living in Draethen offers a peaceful lifestyle, where you can enjoy nature the moment you step out the front door. This immaculate property is a rare find, and provides a perfect balance of style and comfort. We expect this property to be extremely popular. Call the office on 02920 499680 and book your viewing today!

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Porch	Ensuite 7'3" x 11'1" (2.22 x 3.39)
Hall	Bedroom (2) 13'10" x 13'6" (4.24 x 4.13)
W/C	Ensuite
Living Room 13'10" x 28'10" (4.24 x 8.79)	Bedroom (3) 13'10" x 8'8" (4.24 x 2.66)
Office 13'5" x 12'6" (4.09 x 3.83)	Bedroom (4) 11'7" x 14'0" (3.54 x 4.28)
Kitchen (open plan) 13'6" x 15'11" (4.14 x 4.86)	Bedroom (5) 8'6" x 11'3" (2.60 x 3.44)
Dining (open plan) 11'2" x 6'8" (3.42 x 2.05)	Bathroom
Utility Room	School Catchment
Double Garage 16'8" x 17'4" (5.10 x 5.30)	Welsh Medium Primary School : Y.G.G. CAERFFILI Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : RHYDRI PRIMARY English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL
to the first floor	Council Tax
Landing	Band H
Bedroom (1) 16'8" x 22'2" (5.10 x 6.77)	Tenure

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

