



**4 Celynen Close, Newbridge, NP11 4AT**  
**Guide Price £450,000**

**\*\*GUIDE PRICE £450,000 TO £460,000\*\***

Nestled in the tranquil Celynen Close, Newbridge, this stunning NEW BUILD EXECUTIVE DETACHED PROPERTY offers a perfect blend of modern living and convenience. With FIVE BEDROOMS (the master offering ensuite facilities) this property is ideal for families seeking both comfort and style. The heart of the home is a generous kitchen/diner/living area which opens onto the rear garden bringing the outside inside.

Situated in a PRIVATE CUL DE SAC LOCATION this home offers a peaceful retreat while still being centrally located. Residents will benefit from being close to local amenities including Newbridge town centre and local schools as well as excellent road and rail links, making commuting and exploring the surrounding areas a breeze. The property also includes A GOOD SIZE and parking for up to three vehicles, providing convenience for families or guests.

This exceptional home is perfect for those looking to enjoy a modern lifestyle in a desirable location.

Don't miss the opportunity to make this beautiful property your own.

EPC RATING: B

COUNCIL TAX BAND: TBC



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### ENTRANCE

Enter through a composite front door.

### ENTRANCE PORCH

Double glazed window to the side, central heating radiator, large storage cupboard, door through to:

### ENTRANCE HALLWAY

Stairs to the first floor, central heating radiators, doors to:

### GROUND FLOOR WC

Low level WC and vanity wash hand basin unit, central heating radiator, obscure double glazed window to the rear.

### UTILITY ROOM

6'7" x 5'5" (2.02 x 1.67)

Fitted with base unit with rolled edge work surface, inset stainless steel sink unit with mixer tap over, central heating radiator, plumbing for automatic washing machine, double glazed door and window to the rear, storage cupboard housing combi boiler.

### LOUNGE

10'0" x 15'9" (3.07 x 4.82)

Double glazed window to the front and side, central heating radiator.

### KITCHEN/DINER/FAMILY ROOM

29'10" x 9'4" (9.11 x 2.85)

Fitted with a range of base and wall units, square edge work surface and breakfast bar, inset polycarbonate sink unit, mixer tap over, inset electric hob and oven, integrated dishwasher and fridge/freezer, spot lighting, double glazed bifold doors to the rear.

### STAIRS TO THE FIRST FLOOR - GALLERY LANDING

Double glazed window to the front, central heating radiator, loft access, spot lighting.

### BEDROOM ONE

9'3" x 16'5" (2.84 x 5.02)

Double glazed window to the front, central heating radiator, fitted wardrobe/storage cupboard.

### ENSUITE

Step in shower cubicle, close coupled WC, vanity wash hand basin, central heating radiator, spot lighting, obscure double glazed window to the side.

### BEDROOM TWO

13'0" x 9'7" (3.97 x 2.93)

Double glazed windows to the front and side, central heating radiator.

### BEDROOM THREE

9'9" x 11'9" (2.99 x 3.59)

Double glazed window to the front, central heating radiator.

### BEDROOM FOUR

10'9" x 6'2" (3.28 x 1.89)

Double glazed window to the rear, central heating radiator.

### BEDROOM FIVE

9'2" x 6'6" (2.81 x 2.00)

Double glazed window to the side, central heating radiator.

### FAMILY BATHROOM

6'6" x 10'3" (2.00 x 3.14)

Panelled bath, mixer tap over, shower cubicle, close coupled WC, vanity wash basin, spot lighting, central heating radiator.

### GARAGE

13'1" x 16'8" (4.01 x 5.10)

Up and over roller shutter door, power and light, double glazed door to the side.

### OUTSIDE

FRONT: Block paved driveway

SIDE: Footpath with gated access to the rear.

REAR: Level patio area with lawned area.

### TENURE

We have been advised freehold

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	85	91
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(22-34) E		
(13-20) F		
(1-12) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

