

**Glandwr Beach Road  
St. Brides Wentlooge  
Newport**



**BEAUTIFUL FOUR BEDROOM COTTAGE WITH LOVELY GARDENS**

- SPACIOUS SEMI DETACHED COTTAGE
- FOUR GOOD SIZED BEDROOMS
- LUXURIOUS FOUR-PIECE FAMILY BATHROOM PLUS EN-SUITE
- TWO LOUNGE AREAS BOTH FEATURING LOG BURNERS
- IMPRESSIVE KITCHEN/BREAKFAST ROOM
- GROUND FLOOR WET ROOM
- BEAUTIFUL MATURE REAR GARDENS
- LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE
- OWNED SOLAR PANELS\*
- RURAL BUT NEAR TO AMENITIES

**£425,000**



**CARDIFF**

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# Beach Road, St Brides, NP10 8SH

## Introduction

A fantastic and rare opportunity to purchase this spacious semi detached cottage situated on Beach Road in St Brides, enjoying a lovely rural feel but benefitting from close proximity to amenities. Within walking distance there are beautiful countryside walks and the famous Seawall as well as a short drive away from well regarded schools, bus stops, local shops and the M4 motorway.

The property has been lovingly owned by the same family for over 30 years and, in that time, has undergone various upgrades, modernisation and some reconfiguration.

On entering from the front, we are welcomed into the hallway which leads off to a wet room, two spacious lounge areas with log burners, a large utility room, dining room and an impressive kitchen/breakfast room. Upstairs, the landing leads off to four good sized bedrooms (one of which features an en-suite WC) and a four-piece family bathroom.

Outside, the frontage offers plenty of parking and a detached double garage with adjoining wood store and side access to the rear which features beautiful mature, level gardens laid mainly to lawn and patio.

Viewing really is essential to appreciate what this beautiful home has to offer.

## Tenure

Freehold

## Boundaries

All legal boundaries should be confirmed by your solicitor

## Council tax

Band E

## Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



## Energy Efficiency Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very energy efficient - lower running costs |                         |   |
| (92 plus) <b>A</b>                          |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            | <b>69</b>               | <b>72</b>   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            |                         |   |
| (21-38) <b>F</b>                            |                         |   |
| (1-20) <b>G</b>                             |                         |   |
| Not energy efficient - higher running costs |                         |   |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential   |
|---|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |   |
| (92 plus) <b>A</b>  |                         |   |
| (81-91) <b>B</b>  |                         |   |
| (69-80) <b>C</b>  |                         |   |
| (55-68) <b>D</b>  |                         |   |
| (39-54) <b>E</b>  |                         |   |
| (21-38) <b>F</b>  |                         |   |
| (1-20) <b>G</b>   |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

Approx Gross Internal Area  
151 sq m / 1624 sq ft

