

TyAfon. Maesglas Grove Newport



SUPERB SIX BEDROOM DETACHED HOME WITHIN PRIVATE DRIVEWAY

- SIX BEDROOM DETACHED FAMILY HOME
- WITHIN A PRIVATE DRIVEWAY OF FOUR PROPERTIES
- ELECTRIC GATE ACCESS
- LARGE PLOT WITH ADDITIONAL LAND INCLUDED
- GARAGE AND GATED DRIVEWAY
- LARGE MAIN BEDROOM WITH EN-SUITE
- LOCATED NEAR TO EXCELLENT AMENITIES
- MAJOR ROAD CONNECTIONS CLOSE BY
- MUST BE VIEWED TO APPRECIATE
- RARE OPPORTUNITY

£375,000



CARDIFF

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Ty Afon, Maesglas Grove, NP20 3DJ

Introduction

A fantastic and rare opportunity to purchase this substantial detached family home offering six bedroom accommodation in the Maesglas area of Newport, just minutes from excellent amenities and main road connections. Within walking distance there are local shops, bus stops and schools as well as the M4 motorway and A48m being just around the corner.

The property sits on a large plot within this small development of only four detached properties and is accessible via an electric gate. The plot extends beyond the garden fence and features an additional grass area overlooking the River Ebbw.

Built c.2006, the property offers generous room proportions set out over three floors. Entering into the hallway, doors lead off to a lounge, dining room and an impressive kitchen/diner with adjoining utility room and WC. To the first floor there are four bedrooms (en-suite to bedroom 1) and family bathroom featuring a bath with separate shower cubicle then, upstairs to the second floor, two additional bedrooms with eave storage.

Outside, the frontage offers an attractive and low maintenance garden and a driveway leading to a detached single garage with power and lighting. Side access leads to the rear where there is a good sized private garden laid to patio and lawn. A gate leads to an additional plot of land which is laid to grass and benefits from pleasant river views.

Viewing really is essential to appreciate what this superb family home has to offer

Tenure

Freehold

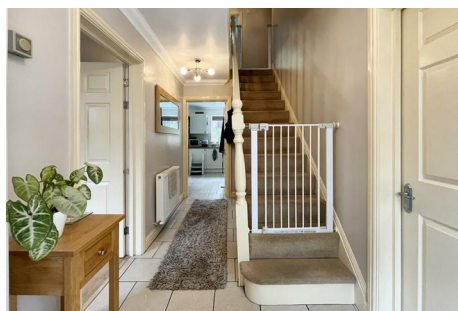
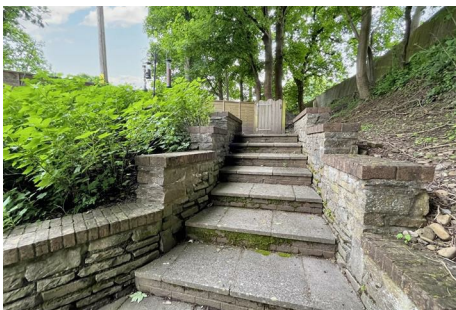
Council tax

Band F

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.






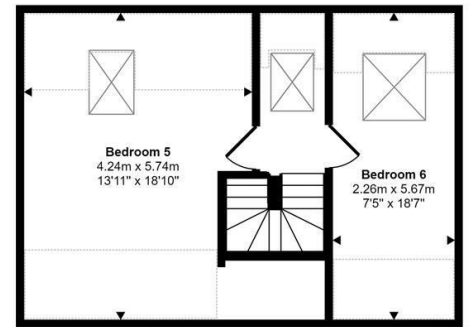
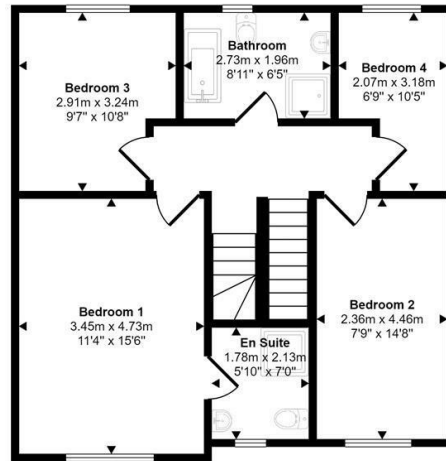
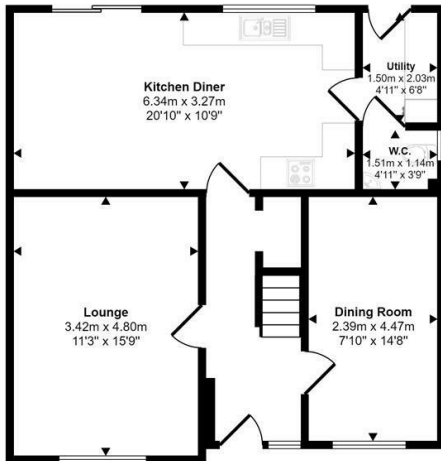
Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	78	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

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

Approx Gross Internal Area
172 sq m / 1855 sq ft



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.