

## 32 Troed-Y-Gaer Road Bassaleg Newport



### REDROW "RICHMOND" EX-SHOW HOME IN CARNEGIE COURT, BASSALEG

- REDROW "RICHMOND" EX-SHOWHOME
- FOUR GOOD SIZED DOUBLE BEDROOMS
- TWO FULLY TILED LUXURY ENSUITES AND MATCHING FAMILY BATHROOM
- LARGE BAY-FRONTED LOUNGE
- IMPRESSIVE HIGH-SPEC KITCHEN WITH ADJOINING DINING & FAMILY ROOM
- INTEGRAL DOUBLE GARAGE
- ENCLOSED SOUTH-FACING REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO AMENITIES
- GREAT SCHOOL CATCHMENTS
- OVERLOOKING PLEASANT GREEN AREA

**Offers In The Region Of £585,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

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# Troed-Y-Gaer Road, Bassaleg, NP10 8BQ

## Introduction

A rare opportunity to acquire this superb and spacious detached ex-show home within Carnegie Court, an exclusive development built by Redrow Homes in the highly sought after location of Bassaleg, offering easy access to excellent amenities, reputable schools and major road links. Within walking distance, we have bus stops, local shops and Bassaleg comprehensive school as well as J28 of the M4 being close by, providing an easy commute to Cardiff, Bristol and beyond.

From Redrow's Heritage Collection, 'The Richmond' offers excellent room proportions, all of which are beautifully presented and, as this is the ex-show home, benefits from additional extras which are apparent when viewing. The positioning of this property within the development really is lovely, overlooking a large green area to the front and benefitting from a Southernly-facing rear garden.

Upon entering through the wide hallway, which features two store cupboards, we are lead off to a WC, the main lounge featuring a large bay window, a stunning kitchen which features integral appliances and a large central island all with granite work surfaces, a dining room and a cosy family room overlooking the rear garden. A utility room leads through to the integral double garage with has power, lighting and a remote controlled up and over door.

The first floor accommodation is equally impressive. The gallery landing leads off to four good sized double bedrooms (two of which feature fully tiled luxurious ensembles) and the main family bathroom with bath and separate shower cubicle, which is also fully tiled.

On approach to the property, a double-width driveway provides parking for two cars comfortably, whilst the rear garden is South East facing and laid to two patio areas and lawn with various plantings and shrubbery.

Viewing is recommended to appreciate what this superb home has to offer, further information and room dimensions can be found below;

## GROUND FLOOR

### Lounge 18'8" max x 13'1" max (5.71 max x 4.01 max)

Featuring a large bay window to the front and a feature fire surround with electric fireplace

### Kitchen 15'7" max x 14'0" max (4.76 max x 4.27 max)

The open plan kitchen features a range of wall and base units with granite worksurfaces, integrated double oven, gas hobs and dishwasher. There are cleverly designed larders and corner cupboards making the most of the storage spaces, as well as a large sink with waste disposal and extendable hot water tap. The kitchen extends to a dining room one side and family room the other, it really is the ideal open plan arrangement for socialising and hosting.

### Dining room 12'9" max x 11'9" max (3.91 max x 3.60 max)

Directly off from the kitchen we have a dining room with bi-folding doors leading to the rear garden

### Family room 11'9" max x 11'7" max (3.60 max x 3.55 max)

Just off the kitchen we have a cosy family room with bi-folding doors leading out to the rear garden

### Cloakroom/WC 5'6" max x 3'8" max (1.70 max x 1.12 max)

Located at the end of the hallway we have a WC featuring toilet and sink

### Utility 11'4" max x 5'8" max (3.46 max x 1.75 max)

The utility area features base units with space, power and plumbing for a washing machine and tumble dryer. There is under-stair storage, a side door that leads outside and an internal access door into the garage

### Double garage 17'8" max x 16'8" max (5.41 max x 5.09 max)

A double-width integral garage accessed either from the utility area or via a one-piece remote controlled up and over door.

## FIRST FLOOR

### Bedroom 1 14'11" max x 14'0" max (4.55 max x 4.29 max)

A large main bedroom with bay window to the front, dressing room and luxury ensuite

### Dressing room (to bedroom 1) 7'1" x 6'9" (2.17 x 2.08)

### Ensuite (to bedroom 1) 7'8" max x 7'1" max (2.35 max x 2.17 max)

A fully tiled ensuite featuring a double walk-in shower, two sinks set in vanity units and toilet

**Bedroom 2 12'1" max x 11'6" max (3.70 max x 3.52 max)**

A good sized double bedroom located at the rear of the property featuring built-in wardrobes and an ensuite

**Ensuite (to bedroom 2) 8'5" max x 6'0" max (2.58 max x 1.84 max)**

A fully tiled ensuite featuring a double walk-in shower, a sink set in vanity unit and toilet

**Bedroom 3 14'11" max x 10'1" max (4.55 max x 3.08 max)**

A good sized double bedroom located at the rear of the property

**Bedroom 4 15'5" max x 11'6" max (4.72 max x 3.53 max)**

A unique bedroom currently being used as a study with a lovely deep protruding bay window overlooking the green space to the front of the property

**Family bathroom 10'2" max x 6'6", 19'8" max (3.12 max x 2,06 max)**

A luxurious fully tiled bathroom with bath, toilet, sink and double shower cubicle

**Viewing**

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

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**Tenure**

Freehold. We are advised there is an annual service charge of approximately £300 for the upkeep of the development

**Council tax**

Band G









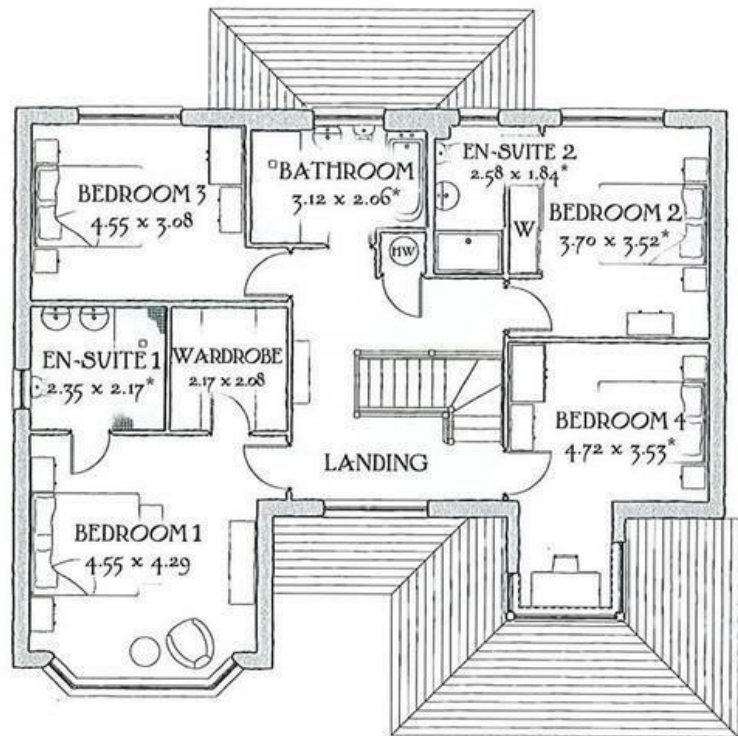
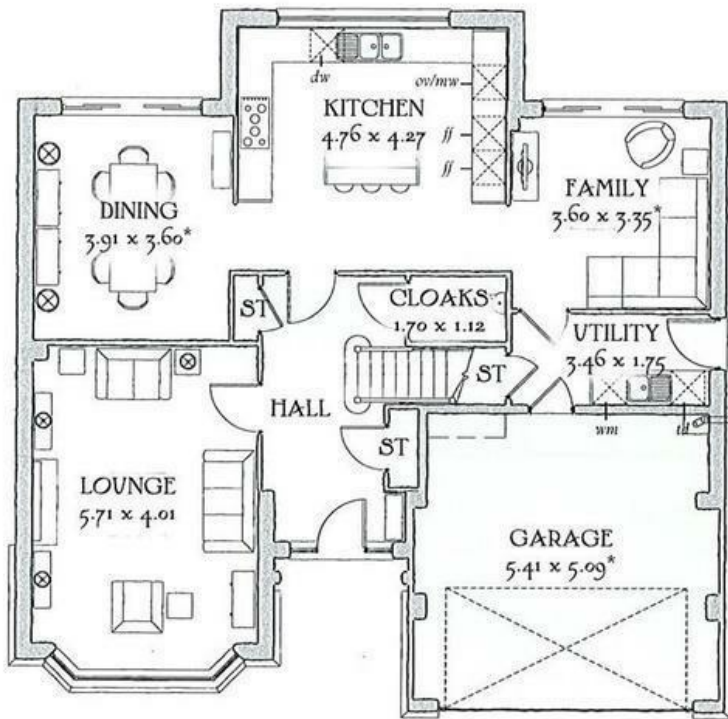


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>86</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 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 	



2031 SQ FT | FOUR BEDROOM HOME