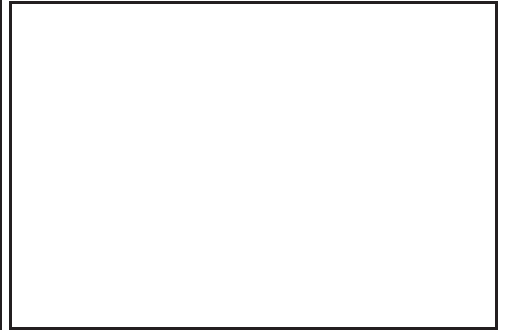


## Plot 1 Ridgeway Heights Newport



### A HIGH SPECIFICATION FIVE BEDROOM DETACHED FAMILY HOME

- A SPACIOUS DETACHED NEW BUILD FAMILY HOME
- RIDGEWAY LOCATION
- FOUR/FIVE BEDROOMS
- VERSATILE LIVING ACCOMMODATION WITH GENEROUS ROOM PROPORTIONS
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- IMPRESSIVE OPEN PLAN KITCHEN/DINING AREA
- SPACIOUS LOUNGE
- A FEW MINUTES WALK TO AMENITIES
- GOOD ROAD LINKS CLOSE BY
- MUST BE VIEWED

**£539,950**

# Ridgeway Heights, Allt-Yr-Yn, NP20 5DG

## Introduction

As sole selling agents Nuttall Parker are pleased to offer for sale this exclusive family home which offers exceptionally spacious accommodation with high quality fixtures and fittings. Ridgeway Heights is ideally positioned to the West Side of Newport City Centre within easy reach of all amenities and road communications at Junction 27 of the M4 motorway giving access to both Bristol & Cardiff.

Ladsa Homes are completing the property to the highest of standards with contemporary features including oak internal doors with chrome fittings, oak staircases, luxury bathrooms, high quality kitchen with built in appliances and under floor heating to the ground floor accommodation.

Plot 1 offers spacious and versatile living accommodation and benefits from a natural stone patio and pathways. A double width paved driveway provides off road parking and access to the single garage with an remote controlled section style door.

The lower ground floor comprises of a bedroom/study with an adjoining Jack & Jill bathroom, a reception room, utility room and an integrated garage. Stairs lead up to the ground level where you are welcomed into the entrance hallway which leads off to a spacious lounge, another bathroom and an impressive open plan kitchen/dining area with double doors out to the front patio. The first floor is where you will find four bedrooms (two of-which have ensuite shower rooms) and the main family bathroom.

An early appointment to view this property is essential to appreciate the size and quality of accommodation offered. This comprises in greater detail (with approximate room measurements):. More photographs to follow

## LOWER GROUND LEVEL

**Bedroom/Study 14'9" x 8'8" (4.52 x 2.65)**

**'Jack & Jill' Ensuite 8'7" x 6'0" (2.63 x 1.85)**

**Reception Room 14'9" x 10'5" (4.52 x 3.20)**

**Utility Room 13'8" x 6'0" (4.18 x 1.85)**

**Integral Garage 21'7" x 9'11" (6.60 x 3.04)**

## GROUND LEVEL

**Lounge 21'4" x 10'5" (6.52 x 3.20)**

**Kitchen/Diner 17'8" max x 21'3" max (5.41 max x 6.48 max)**

**WC/Cloakroom**

## FIRST FLOOR

**Bedroom 1 12'5" max x 11'7" max (3.81 max x 3.55 max)**  
(with adjoining ensuite)

**Bedroom 2 10'11" max x 9'10" max (3.35 max x 3.02 max)**  
(with adjoining ensuite)

**Bedroom 3 10'2" max x 10'11" max (3.11 max x 3.34 max)**

**Bedroom 4 9'5" x 8'11" (2.89 x 2.73)**

**Family Bathroom 7'2" x 6'9" (2.19 x 2.08)**

## Viewings

By prior appointment with vendors agents Nuttall Parker Newport 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.

## Tenure


We are advised the property is freehold

## Services


All mains services are connected

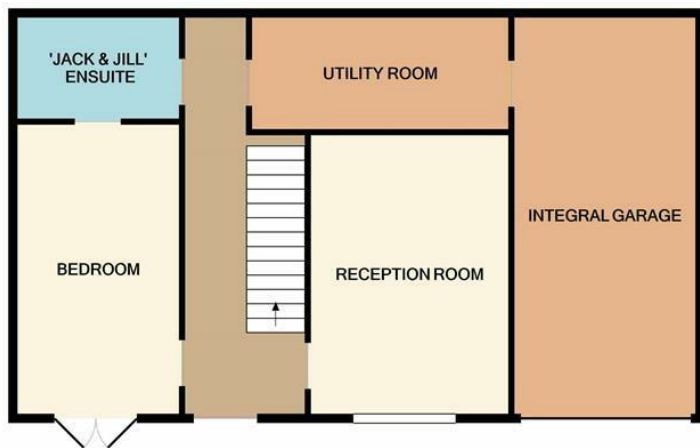


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



LOWER GROUND FLOOR



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021