

# 6 Star Villas

## Ponthir

## Newport



### STUNNING TRADITIONAL COTTAGE WITH ENCLOSED GARDEN

- TRADITIONAL TERRACED COTTAGE
- TWO DOUBLE BEDROOMS
- PERIOD-STYLE BATHROOM WITH SEPARATE WC
- LOUNGE
- OPEN PLAN KITCHEN/DINER
- DRIVEWAY AND GARDEN TO FRONT
- LOVELY ENCLOSED REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND ROAD LINKS
- MUST BE VIEWED

**£195,000**

## **Introduction**

A rare opportunity to acquire this absolutely stunning cottage style home situated in the highly sought after Ponthir area, just a few minutes from excellent amenities and major road links. Within walking distance there are shops, bus stops, well regarded schools and, slightly further afield, the Roman Village of Caerleon. The A4042 is a few miles away which allows easy access onto the M4, providing an easy commute to Cardiff, Bristol and beyond.

The property has been upgraded in some areas to provide a modern living standard, whilst still retaining some beautiful original features you'd expect in a property of this age. Upon entering, we are welcomed into a hallway which leads off to a bay-fronted lounge and further into the kitchen/dining area which features large windows and doors leading out to the garden. Upstairs, we have two double bedrooms and a family bathroom with separate WC.

The frontage is laid to lawn and driveway, providing parking for two cars. A side entrance leads around to the rear garden which is of generous proportion and laid to patio and lawn, all of which is surrounded by modern fencing.

This beautiful home really must be viewed to appreciate the charm and quality of the finish, further information can be found below.

## **GROUND FLOOR**

**Lounge 16'6" (into bay) x 11'4" max (5.04 (into bay) x 3.47 max)**

**Kitchen/diner 15'2" max width x 18'0" into extension (4.63 max width x 5.51 into extension )**

## **FIRST FLOOR**

**Bedroom 1 12'11" x 10'5" max (3.95 x 3.20 max)**

**Bedroom 2 10'3" max x 10'2" max (3.14 max x 3.12 max)**

**Bathroom 7'4" x 6'8" (2.24 x 2.04)**

**Separate WC 4'6" x 2'6" (1.39 x 0.78)**

## **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, 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**

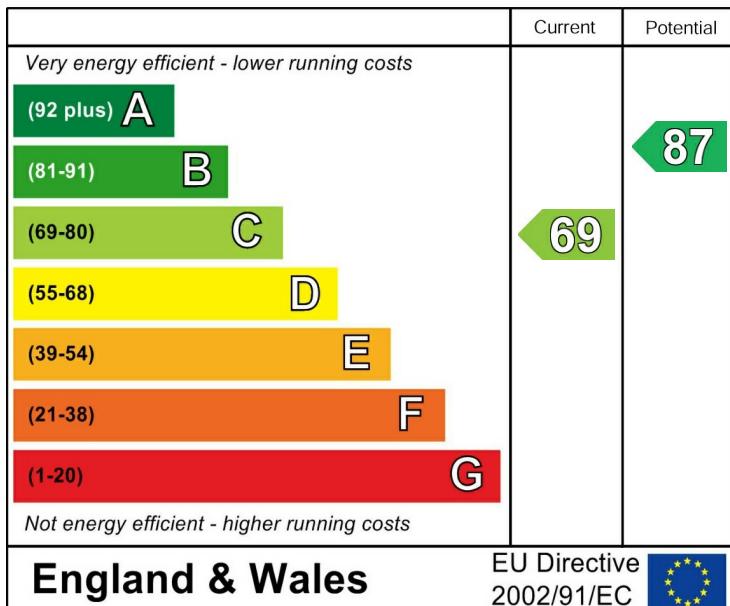
We are advised the property is freehold however this should be confirmed by your solicitor prior to purchase

## **Council tax**

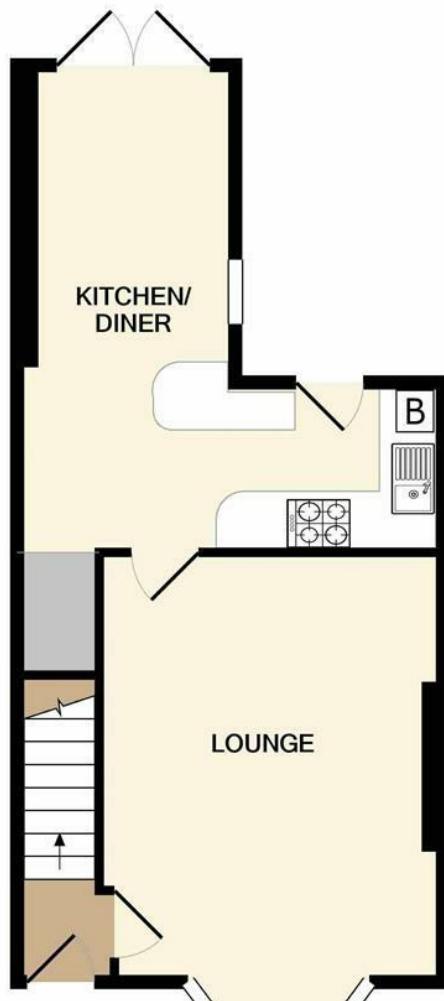
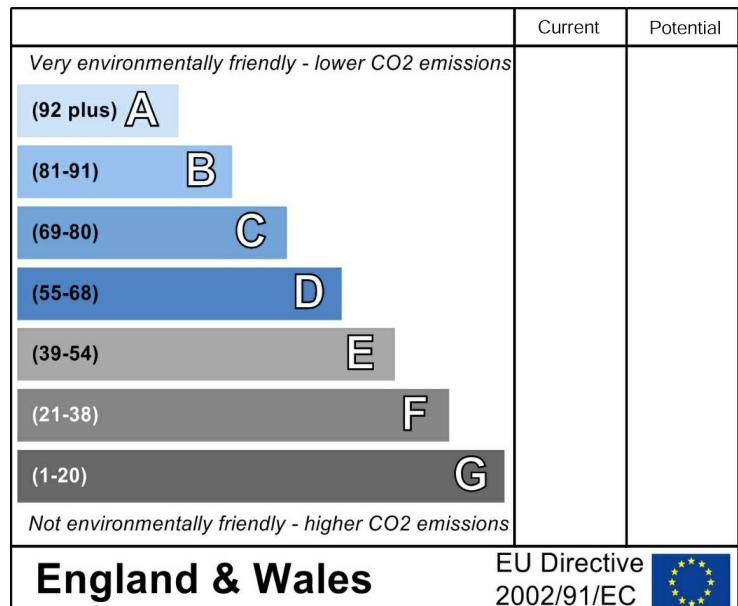
We are advised the property is currently an D rating however this should be confirmed prior to purchase



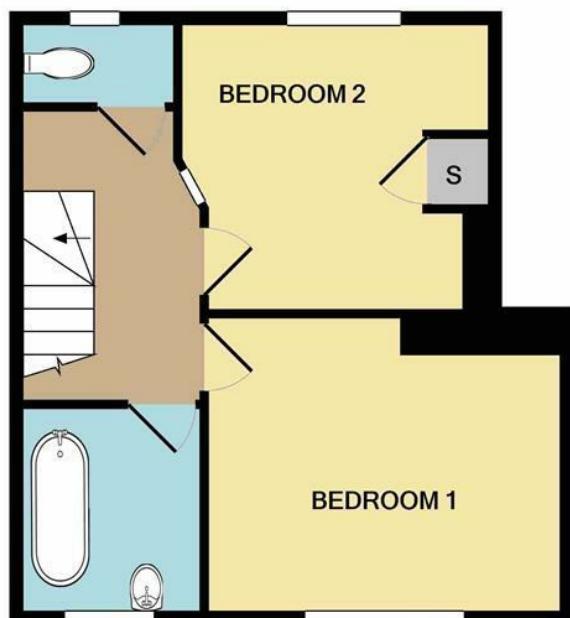
## Energy Efficiency Rating



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



GROUND FLOOR



1ST 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.  
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