

## 71 Allt-Yr-Yn Heights Newport



### IMMACULATELY PRESENTED FOUR BEDROOM DETACHED HOME IN EXCLUSIVE DEVELOPMENT

- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER LOCATION
- LOUNGE THROUGH TO SEPARATE DINING AREA
- GOOD SIZED KITCHEN WITH ADJOINING UTILITY
- BATHROOM PLUS ENSUITE AND GROUND FLOOR WC
- DRIVEWAY AND GARAGE
- STUNNING MATURE REAR GARDEN
- WALKING DISTANCE TO EXCELLENT AMENITIES
- MAJOR ROAD LINKS CLOSE BY
- RARE OPPORTUNITY - MUST BE VIEWED

**£375,000**

# Allt-Yr-Yn Heights, NP20 5DX

## Introduction

Situated within this private driveway in this exclusive Barratt-built development in the highly sought after Allt-Yr-Yn area is this spacious and immaculately presented detached family home, a short walk to excellent amenities and close proximity to major road links.

The property has been very well looked after by the current owner since it was purchased brand new in the mid/late 1990's and offers generous living accommodation throughout as well as some upgrades including refitted uPVC windows and new bathrooms. Upon entering, we are welcomed into the hallway which leads off to a lounge, dining area and a fitted kitchen with adjoining utility and WC. Upstairs, we have four good sized bedrooms and a family bathroom, as well as an ensuite and built-in wardrobes to the main bedroom.

Outside, the frontage offers a driveway which leads to an integrated single garage featuring power and lighting. The rear garden really is beautiful, is enclosed and home to many mature plants and shrubbery.

Further information and room dimensions can be found below;

## GROUND FLOOR

**Lounge 16'3" (into bay) x 13'3" (4.96 (into bay) x 4.05)**

**Dining room 9'1" x 8'1" (2.78 x 2.47)**

**Kitchen 12'1" x 9'1" (3.69 x 2.78)**

**Utility room 4'11" x 4'11" (1.51 x 1.51)**

**WC 4'11" x 4'1" (1.51 x 1.25)**

## FIRST FLOOR

**Bedroom 1 11'2" x 10'8" (3.42 x 3.26)**

**Ensuite 5'8" x 5'3" (1.73 x 1.61)**

**Bedroom 2 13'7" x 8'9" (4.16 x 2.69)**

**Bedroom 3 11'5" x 9'4" (3.48 x 2.85)**

**Bedroom 4 8'9" x 8'9" (into wardrobe) (2.67 x 2.67 (into wardrobe))**

**Bathroom 6'6" x 5'10" (1.99 x 1.78)**

**GARAGE 17'5" x 8'4" (5.31 x 2.56)**

## 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

Band F






## 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	

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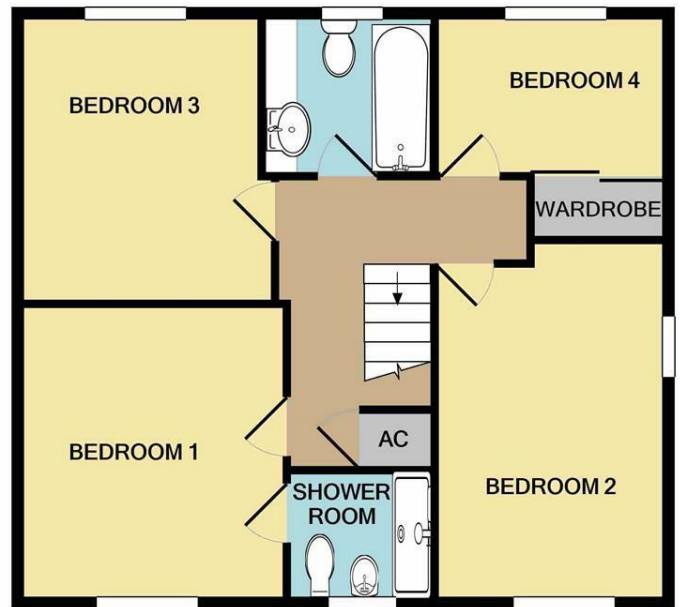
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## Environmental Impact (CO<sub>2</sub>) Rating

	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	



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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